

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
APPROVING AN URBAN RENEWAL PLAN AND CONDITIONS
UNDER WHICH RELOCATION PAYMENTS WILL BE MADE
FOR PROJECT NO. MASS. R-24

WHEREAS, in connection with an application of the Boston Redevelopment Authority, hereinafter referred to as the "Authority", to the Housing and Home Finance Administrator for financial assistance under Title I of the Housing Act of 1949, as amended, the approval by the Authority of an Urban Renewal Plan for the project area involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the Authority under said Title I; and

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Section 106(f) of said Title I require that the conditions under which the Authority will make Relocation Payments in connection with the Urban Renewal Project contemplated by said application and, if fixed Relocation Payments are proposed, the Fixed Relocation Payments Schedule be officially approved by the Authority; and

WHEREAS, there was presented to this meeting of the Authority, for its consideration and approval, a copy of an Urban Renewal Plan for said project area, dated January 14, 1963, which plan is entitled "Urban Renewal Plan, Washington Park Urban Renewal Area, Project No. Mass. R-24," and consists of thirty-three (33) pages and three (3) exhibits, attached hereto and marked "Exhibit A," and a set of conditions under which the Authority will make Relocation Payments, which set of conditions is set forth in the Relocation Program, including a Fixed Relocation Payments Schedule dated January 14, 1963, attached hereto and marked "Exhibit B", for the Urban Renewal Project contemplated by said application; and

WHEREAS, the Urban Renewal Plan and the conditions under which the Authority will make Relocation Payments and the Fixed Relocation Payments Schedule were reviewed and considered at said meeting; and

WHEREAS, the Authority on June 27, 1962 adopted and approved a Resolution entitled "Resolution of Boston Redevelopment Authority Approving Relocation Program and Conditions for Relocation Payments" respecting the relocation of families, individuals and business concerns displaced in carrying out an early land acquisition program in the Clearance Section Tracts of said project area; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Authority as follows:

1. That the conditions under which the Local Public Agency will make Relocation Payments are hereby in all respects approved.
2. That the Urban Renewal Plan is hereby in all respects approved and the Secretary is hereby directed to file a certified copy of said Urban Renewal Plan with the minutes of this meeting.
3. That the Fixed Relocation Payments Schedule is hereby in all respects approved.
4. That the Resolution approving relocation payments and conditions for relocation payments adopted and approved by the Authority on June 27, 1962, and amendments thereto, respecting the relocation of families, individuals and business concerns displaced in carrying out an early land acquisition program in the Clearance Section Tracts of said project area shall continue in force and effect.
5. That the Site Office Manager for said project area is hereby designated to approve all claims for Residential Relocation Payments.
6. That the Business Relocation Officer for said project area is hereby designated to approve all claims for Business Relocation Payments.
7. That it is hereby found and determined that the proposals contained in the Relocation Program for the proper relocation of the families displaced in carrying out the project in decent, safe and sanitary dwelling in conformity with acceptable standards are feasible and can be reasonably and timely affected to permit the proper prosecution and completion of such project; and that such dwellings or dwelling units available or to be made available to such displaced families, are at least equal in number to the number of displaced families are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families are available at rents or prices within the financial means of the displaced families and are reasonably accessible to their places of employment.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: URBAN RENEWAL PLAN FOR THE WASHINGTON PARK
URBAN RENEWAL AREA: PROJECT NO. MASS. R-24

WHEREAS, pursuant to the provisions of Chapter 652 of the Acts of 1960, the Boston Redevelopment Authority succeeded to all the powers and duties of the planning board of the City of Boston, and

WHEREAS, Chapter 121 of the Massachusetts General Laws requires the Boston Redevelopment Authority to find and determine that an urban renewal plan is based upon a local survey and conforms to a comprehensive plan for the locality as a whole;

NOW THEREFORE BE IT DETERMINED by the Boston Redevelopment Authority, acting as the planning board for the City of Boston, that the Urban Renewal Plan for the Washington Park Urban Renewal Area is based upon a local survey and conforms to a comprehensive plan for the locality as a whole.

EXHIBIT A

BOSTON REDEVELOPMENT AUTHORITY

URBAN RENEWAL PLAN

WASHINGTON PARK URBAN RENEWAL AREA

Project No. Mass. R-24

January 14, 1963

TABLE OF CONTENTS

CHAPTER I : DESCRIPTION OF PROJECT

- SECTION 101 : Project Boundary Map
- SECTION 102 : Project Boundary Description

CHAPTER II : OBJECTIVES

- SECTION 201 : Basic Goals
- SECTION 202 : Specific Planning and Design Objectives

CHAPTER III : PROPOSED URBAN RENEWAL ACTION

- SECTION 301 : Proposed Types of Renewal Action
- SECTION 302 : Clearance and Redevelopment Activities
- SECTION 303 : Rehabilitation Activities
- SECTION 304 : Public Improvements

CHAPTER IV : LAND ACQUIRED OR TO BE ACQUIRED

- SECTION 401 : Identification
- SECTION 402 : Special Conditions
- SECTION 403 : Use of Property Acquired Under Special Conditions
- SECTION 404 : Interim Use of Acquired Property

CHAPTER V : DISPLACEMENT OF FAMILIES

- SECTION 501 : Families to be Displaced
- SECTION 502 : Temporary Relocation
- SECTION 503 : Availability of Relocation Housing

CHAPTER VI : PROPOSED LAND USE AND BUILDING REQUIREMENTS

- SECTION 601 : Proposed Land Use Plan
- SECTION 602 : Land Use and Building Requirements
- SECTION 603 : Properties Not to be Acquired
- SECTION 604 : Interpretation
- SECTION 605 : Duration of Controls

CHAPTER VII : REDEVELOPER'S OBLIGATIONS

- SECTION 701 : Applicability
- SECTION 702 : Compliance with Plan
- SECTION 703 : Design Review
- SECTION 704 : General Obligations
- SECTION 705 : Disposition by Redeveloper

CHAPTER VIII : REHABILITATION

- SECTION 801 : Identification
- SECTION 802 : Applicability
- SECTION 803 : General Objectives
- SECTION 804 : Planning and Design Objectives
- SECTION 805 : Health Objectives
- SECTION 806 : Safety Objectives
- SECTION 807 : Additional Objectives for Non-Residential Rehabilitation
- SECTION 808 : Rehabilitation Standards
- SECTION 809 : Inspection and Notice
- SECTION 810 : Technical Assistance

CHAPTER IV : ZONE DISTRICT CHANGES

- SECTION 901 : Identification of Changes
- SECTION 902 : Identification of Districts

CHAPTER X : RELATION OF PLAN TO DEFINITE LOCAL OBJECTIVES

- SECTION 1001 : Conformity to General Plan
- SECTION 1002 : Relationship to Definite Local Objectives

CHAPTER XI : ANTI-DISCRIMINATION PROVISIONS

- SECTION 1101 : Affirmative Covenant
- SECTION 1102 : Compliance with Anti-Discrimination Laws

CHAPTER XII : MODIFICATION AND TERMINATION

- SECTION 1201 : Modification
- SECTION 1202 : Termination

EXHIBITS :

- | | | | | |
|-------|---|-------------------------------------|---|------------------|
| MAP 1 | : | Property Map | : | Exhibit <u>A</u> |
| MAP 2 | : | Proposed Land Use Plan | : | Exhibit <u>B</u> |
| MAP 3 | : | Proposed Zone District Changes Plan | : | Exhibit <u>C</u> |

CHAPTER I : DESCRIPTION OF PROJECT

SECTION 101 : Project Boundary Map

Map 1 : Property Map, submitted herewith as Exhibit A.

SECTION 102 : Project Boundary Description

The Washington Park Project Area is bounded and described as follows:

That certain tract of land, referred to as the Washington Park Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the southeasterly corner of the tract herein described, at a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street;

Thence running westerly and northwesterly across Blue Hill Avenue and along the southerly sideline of Seaver Street to a point which is the intersection of said line with the easterly sideline of Walnut Avenue;

Thence running northwesterly across Walnut Avenue to a point which is the intersection of the westerly sideline of Walnut Avenue with the southerly sideline of Columbus Avenue;

Thence running northwesterly along the southerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the easterly sideline of Washington Street;

Thence turning and running westerly across Washington Street to a point which is the intersection of the westerly sideline of Washington Street with the southerly sideline of Atherton Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dimock Street;

Thence turning and running northwesterly along the southerly sideline of Dimock Street to a point 100 feet westerly from the intersection of the westerly sideline of Notre Dame Street with the southerly sideline of Dimock Street;

Thence turning and running northeasterly across Dimock Street to a point which is the intersection of the northerly sideline of Dimock Street and the southeasterly corner of property now or formerly owned by the New England Hospital for Women and Children;

Thence running northeasterly along the southwesterly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the northeasterly corner of land now or formerly owned by the New England Hospital for Women and Children;

Thence turning and running westerly along the southerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the easterly sideline of Columbus Avenue;

Thence running westerly across Columbus Avenue to a point 300 feet northerly from Dimock Street located on the westerly sideline of Columbus Avenue;

Thence turning and running northerly along the westerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the northerly sideline of Ritchie Street;

Thence turning and running easterly across Columbus Avenue to a point which is the intersection of the easterly sideline of Columbus Avenue and the northerly sideline of Ritchie Street;

Thence turning and running southeasterly along the northerly sideline of Ritchie Street to a point 700 feet from the intersection of the westerly sideline of Columbus Avenue with the northerly sideline of Ritchie Street;

Thence turning and running southerly across Ritchie Street to a point located on the southerly sideline of Ritchie Street 130 feet from a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running northeasterly along the southerly sideline of Ritchie Street to a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running southerly along the westerly sideline of 42 Marcella Street formerly owned by Sherman and Ella Busby to a point which is the intersection of said sideline with the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.);

Thence turning and running southeasterly along the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy, (a Mass. Corp.) to a point which is the intersection of said sideline and the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Guild Street;

Thence turning and running northwesterly along the southerly sideline of Guild Street to a point which is the intersection of said sideline with the westerly sideline of Lambert Avenue;

Thence turning and running northeasterly along the northerly sideline of Lambert Avenue to a point which is the intersection of said sideline with the northerly sideline of Bartlett Street;

Thence turning and running southeasterly along the northerly sideline of Bartlett Street to a point which is the intersection of said sideline with the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dudley Street;

Thence turning and running northerly across Dudley Street to a point which is the intersection of the northerly sideline of Dudley Street with the westerly sideline of Guild Row;

Thence turning and running easterly across Guild Row to a point which is the intersection of the easterly sideline of Guild Row with the northerly sideline of Dudley Street;

Thence running easterly along the northerly sideline of Dudley Street to a point which is the intersection of said line with the westerly sideline of Warren Street;

Thence running easterly across Warren Street to a point which is the intersection of the easterly sideline of Warren Street with the northerly sideline of Dudley Street;

Thence turning and running southerly across Dudley Street to a point which is the intersection of the southerly sideline of Dudley Street with the easterly sideline of Warren Street;

Thence running southeasterly and southerly along the easterly sideline of Warren Street to a point which is the intersection of said line with the westerly sideline of Blue Hill Avenue;

Thence running southerly across Blue Hill Avenue to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the northerly sideline of Geneva Avenue;

Thence turning and running southwesterly and southerly along the easterly sideline of Blue Hill Avenue to a point which is the intersection of said line with the northerly sideline of Seaver Street;

Thence running southerly across Seaver Street to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street, which is the point and place of beginning.

CHAPTER II : OBJECTIVES

SECTION 201 : Basic Goals

The basic goal of urban renewal action in the Washington Park Area is to stimulate and to facilitate public, private and institutional development efforts in the area in such a way as (1) to preserve the neighborhood, (2) to assure the public health and safety, (3) to strengthen the physical pattern of neighborhood activities, (4) to reinforce the fabric of family and community life, and (5) to provide a more wholesome framework of environmental conditions better suited to meet the requirements of contemporary living.

SECTION 202 : Specific Planning and Design Objectives

Specific planning and design objectives are: (1) to improve the quality, condition, and maintenance of existing individual property to a level which achieves decent, safe, and sanitary housing through rehabilitation; (2) to remove the concentrations of deteriorated and deteriorating buildings which, at least in part, depress the physical condition and character of the area, impair the flow of investment and mortgage financing, and restrict adequate insurance coverage; (3) to eliminate obsolete and substandard building conditions which also contribute to the pattern of spreading blight outside these concentrations; (4) to prevent the further erosion of property values; (5) to protect the tax base and arrest the trend of economic decline; (6) to provide better community services; (7) to provide for livable homes in livable neighborhoods; (8) to extend the useful life of residential improvements and to sustain improved residential values; (9) to increase the effectiveness of institutional facilities and services; (10) to encourage the productive use of land; (11) to provide for the housing needs of low and moderate-income families, (12) to create new opportunities for private reinvestment and rebuilding, particularly in the form of moderate-density, sound and economically-constructed housing of maximum architectural quality, and (13) to create, thereby, decent, safe, and sanitary dwellings providing the highest possible levels of amenity, convenience, usefulness, and livability for the occupants thereof, (14) to provide sites for new and improved schools, play areas and other open spaces and essential community facilities, (15) to provide improved, more accessible, and more attractive concentrations of shopping facilities, (16) to provide

for improved traffic circulation, particularly in an east-west direction, (17) to improve streets and utilities, and the landscaping of public areas, (18) to gather within an over-all, unified, and viable framework of project design, the concert of public and private uses, building developments, site improvements, civic functions and patterns of urban activity, and (19) to prevent, thereby, the formation through accelerated obsolescence, deterioration, and congestion of future slums.

CHAPTER III : PROPOSED URBAN RENEWAL ACTION

SECTION 301 : Proposed Types of Renewal Action

Proposed types of renewal action within the Project Area will consist of a combination of clearance and redevelopment activities, changes in land use, provision of public improvements and public facilities, rights-of-way and utilities changes, zone district changes, and rehabilitation activities.

SECTION 302 : Clearance and Redevelopment Activities

Clearance and redevelopment activities will include (1) the acquisition of real property, (2) the management of acquired property, (3) the relocation of the occupants thereof, (4) the clearance of land and buildings, (5) the installation, construction, and reconstruction of improvements, and (6) the disposition of land and other property, for uses in accordance with the building requirements, land use and other provisions of the Urban Renewal Plan.

SECTION 303 : Rehabilitation Activities

Rehabilitation activities may include, but not by way of limitation (1) the systematic enforcement of rehabilitation standards, set forth in Chapter VIII (2) the provision of technical assistance to facilitate rehabilitation, (3) the acquisition, retention, management, rehabilitation, or clearance, and disposition of real property if such property is not made to conform to the rehabilitation standards, and (4) the undertaking of rehabilitation demonstrations.

SECTION 304 : Public Improvements

Public improvements will include, as necessary, the abandonment, provision, improvement, extension, reconstruction, construction, and installation of public buildings, open space, rights-of-way, streets and such utilities as water, sewer, police, and fire communication, traffic signal, and street lighting systems, in order to carry out the provisions of the Urban Renewal Plan.

Public buildings may include school facilities, court house facilities, police stations, libraries, and health, welfare, and recreation facilities. Public open space may include playfields, playgrounds, totlots, parks and landscaped areas.

The location of public buildings, open space, and rights-of-way, shall be as shown on Map 2 : Proposed Land Use Plan, submitted herewith as Exhibit B.

Street and public utility changes shall be such as to conform to the rights-of-way shown on Map 2 : Proposed Land Use Plan.

CHAPTER IV : PROPERTY ACQUIRED OR TO BE ACQUIRED

SECTION 401 : Identification

Property acquired or to be acquired by the Boston Redevelopment Authority for clearance and redevelopment shall be as shown on Map 1 : Property Map.

SECTION 402 : Special Conditions

Property not designated for acquisition as shown on Map 1, may be acquired by the Boston Redevelopment Authority (1) if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII, (2) for the purpose of undertaking rehabilitation demonstrations to encourage rehabilitation by private owners and other parties in interest, (3) to prevent or eliminate blighted, substandard, decadent, deteriorated, or deteriorating conditions, or (4) to prevent or eliminate nonconforming, incompatible, or detrimental land uses as necessary for carrying out the provisions of the Urban Renewal Plan.

SECTION 403 : Use of Property Acquired Under Special Conditions

The Boston Redevelopment Authority may clear where necessary, and sell or lease for redevelopment, renewal, or rehabilitation, or retain for rehabilitation and subsequent disposition, all or any portion of that property which it has acquired under the special conditions set forth in Section 402. Where such property is sold or leased for redevelopment, the Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

SECTION 404 : Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of this Plan to temporary use prior to the time such property is needed for redevelopment. Such uses may include, but are not limited to project office facilities, rehabilitation demonstration projects, parking, relocation purposes, public transportation or recreational uses in accordance with such standards, controls, and regulations as the Authority may deem appropriate.

CHAPTER V : DISPLACEMENT OF FAMILIES

SECTION 501 : Families to be Displaced

There are 1,689 families and 563 single householders to be displaced from the Project Area. This information was gathered by a survey of July, 1961 and subsequently updated by a survey in April and May, 1962 of families in the Washington Park Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority.

SECTION 502 : Temporary Relocation

If the need arises, the Authority will relocate a minimum number of families on-site. This action could be prompted in order to move a family out of a dangerous building or to permit demolition activity in a priority section of the site.

SECTION 503 : Availability of Relocation Housing

(A) Schedule of Availability

Availability of sufficient suitable housing accommodations has been determined by classifying families by eligibility or presumed ineligibility for such housing and then making separate determinations for these two groups.

(B) Rental Housing

For families eligible for public housing, the rental charged for public housing accommodations are by definition within the financial reach of such families. For families ineligible for public housing or presumed to be ineligible for such housing, a rental of 25% of income is deemed to be within the financial reach of such families. This ratio conforms to accepted standard practice.

(C) Sales Housing

For families desirous of sales housing, a purchase price of twice the annual income of the family is deemed within the financial reach of such families.

(D) Locations

The housing resources listed in this Chapter, are located within the corporate limits of Boston plus those sections of the Metropolitan Area served by the Metropolitan Transit Authority.

(E) Staging

The relocation of families in the Washington Park Urban Renewal Area will take place during a four year period. Therefore less than five hundred families will be required to move in any one year or fewer than 42 families per month. The computations made in this section about the availability of sufficient public housing accommodations are based on cumulative availability during this period.

(F) Special Problems

The Authority recognizes the difficulties encountered by non-white families in securing suitable housing accommodations. The Boston Redevelopment Authority's Relocation Program will give special attention to this problem.

(G) Eligibility of Families

Families as well as single householders, if they are 65 or over, are eligible for public housing in accordance with the income eligibility requirement.

Families Eligible for
Low Rental Housing

1275

Families Ineligible for
Low Rental Housing

414

Source: Survey July 1961, and subsequently updated by a survey in April and May, 1962 of families in the Washington Park Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority.

(H) Public Housing Availability

Based on information from the Boston Housing Authority, it is estimated that accommodations will be available (from both new construction and turnover of existing units) to families displaced from the Washington Park Urban Renewal Area as follows during the forty-eight month project relocation period.

Number Available

5720

Number Required

1275

In addition to the present resource, the Boston Housing Authority has authorization for one thousand new units of public housing. Sites have been found for approximately three hundred of these units

(I) Private Housing Availability

The schedule of projected vacancies below represents a summary of an extensive analysis of the U. S. Census of Housing : 1960, Boston, Massachusetts, and indicates the number and type of units becoming available during the displacement period.

PROJECTED VACANCIES FOR THE DISPLACEMENT PERIOD

EXISTING INVENTORY

<u>Rents Available by Rental Price</u>				<u>Rents Available by Number of Rooms</u>		
Rents	<u>No. of Rents</u>	<u>% of Total Rents</u>	Size	<u>No. of Rents</u>	<u>% of Total Rents</u>	
Under 40	634	7.5	1 BR	2305	30.4	
40-49	621	7.3	2 BR	3252	43.0	
50-59	750	8.8	3 BR	1314	17.4	
60-69	993	11.7	4 BR	596	7.9	
70-79	1228	14.5	5 Or More BR	102	1.3	
80-89	1306	15.5				
90-over	<u>2937</u>	<u>34.7</u>				
TOTALS	8469	100.0		7569	100.0	

NEW CONSTRUCTION

It is estimated that new construction will provide approximately 1100 new units of private rental housing; below is the estimated break down of these units according to number of bedrooms and rental price:

1 BR	220 units	@	\$ 75.00 per month
2 BR	330 units	@	\$ 85.00 per month
3 BR	330 units	@	\$ 95.00 per month
4 BR	220 units	@	\$105.00 per month

In addition to the above, it is estimated that approximately 400 one-bedroom units of housing for the elderly will be provided through new construction.

(J) Sales Housing Availability

A number of the families ineligible for public housing are expected to purchase homes. On the basis of past experience and home ownership and family income data, it is estimated that approximately 390 families will purchase homes. In the opinion of competent real estate agents, there is an adequate supply of housing for purchase within the \$9,000 - \$16,000 price range within a reasonable distance of the project area. Furthermore, the liberal financing terms of Section 221 of the Housing Act are available to qualified families who wish to purchase one to four-family houses.

CHAPTER VI : PROPOSED LAND USE AND BUILDING REQUIREMENTS

SECTION 601 : Proposed Land Use Plan

The use of land in the Project Area shall be as shown on Map 2 : Proposed Land Use Plan, which indicates proposed land uses and rights-of-way.

SECTION 602 : Land Use and Building Requirements

The use and development of land and improvements in the Project Area shall be as shown in Table A : Land Use and Building Requirements.

Table A : Land Use and Building Requirements

Land Use			Building Requirements						
Column A	B		C			D	E	F	G
Site Designation	Permitted Uses		Minimum Setback			Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
			F	S	R				
1	A-1 through A-5	I Housing	NA*	NA	NA	20	0.5	20	1
		II Institutional	15	10	25	20	0.5	NA	(1)
2	B-1 through B-3	I Housing	(1)	NA	NA	40	0.8	30	1
		II Institutional and Public	(1)	10	25	40	0.8	NA	(1)
3	C-1	I Housing	NA	NA	NA	40	0.9	35	1
		II Institutional and Public	NA	NA	NA	40	0.9	NA	(1)
4	C-2 and C-3	I Housing	NA	NA	NA	40	0.9	35	1
		II Retail Trade & Offices & Institutional	30	10	25	40	0.5	NA	2:1 (1)
5	C-4	I Housing	NA	NA	NA	40	0.9	35	1
		II Institutional and public	30	10	25	40	0.9	NA	(1)

Table A : Land Use and Building Requirements (continued)

Land Use			Building Requirements						
Column A		B	C			D	E	F	G
	Site Designation	Permitted Uses	Minimum Setback F S		R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
6	C-5a	I Housing	NA	NA	NA	40	0.9	35	1
		II Institutional and Public	70	10	25	40	0.9	NA	(1)
7	C-5b	I Housing	NA	NA	NA	40	0.9	35	1
		II Retail Trade & Offices & Institutional	15	10	25	40	0.9	NA	2:1 (1)
8	D	I Housing	NA	NA	NA	120	2.0	120	0:2
		II Retail Trade & Office & Institutional	30	30	20	40	1.0	NA	2:1 (1)
9	E	I Housing	(1)	NA	NA	140	1.0	35	1 (2)
		II Institutional	(1)	30	30	120	1.0	NA	(1)
10	F-1	I Shopping Center	30	30	60	40	0.5	NA	3:1
		II Housing	NA	NA	NA	120	1.0	35	1 (2)
11	F-2 and F-4	I Shopping Center	15	30	30	40	0.8	NA	2:1
		II Housing	NA	NA	NA	40	0.8	30	1
12	-3	I Shopping Center	70	30	30	40	0.8	NA	3:1
		II Institutional and Public	70	30	30	40	0.8	NA	(1)

Table A : Land Use and Building Requirements (continued)

Land Use		Building Requirements							
Column A	B	C	D	E	F	G			
Site Designation	Permitted Uses	Minimum Setback F S		R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio	
13	F-5 through F-8	I	Commercial Parking		NOT	APPLICABLE			
		II	Residential Parking and Institutional		NOT	APPLICABLE			
14	G-1 through G-5	I	Industrial	70	30	60	30	0.5	NA (3)
		II	Commercial Wholesale & Storage	70	30	60	30	0.8	NA (3)
15	H-1 and H-6 through H-9	I	Institutional	30	30	30	40	1.0	NA (1)
		II	Housing	NA	NA	NA	40	0.9	35 1
16	H-2 through H-5, H-10 & H-11	I	Institutional	30	10	25	40	0.9	NA (1)
		II	Minor Adjustments of Property & Rights-of-way Lines				NOT	APPLICABLE	
17	I-1 and I-4	I	Institutional	30	30	30	40	1.0	NA (1)
		II	Residential & Commercial	30	30	30	120	1.0	35 (2)
				30	30	30	40	0.8	NA 3 (1)

Table A : Land Use and Building Requirements (continued)

Land Use		Building Requirements							
Column A		B	C			D	E	F	G
	Site Designation	Permitted Uses	Minimum Setback		R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
			F	S					
18	I-2	I Institutional	15	10	25	NOT	APPLICABLE		
		II Housing	NA	NA	NA	40	0.8	30	1
19	I-3	I Institutional	70	10	25	NOT	APPLICABLE		
		II Housing	NA	NA	NA	40	0.9	35	1
20	I-5 through I-7	I Institutional	(1)	10	25	NOT	APPLICABLE		
		II Housing	(1)	NA	NA	40	0.9	35	1
21	J-1 through J-8	I Public Recreation	(1)	20	20	NOT	APPLICABLE		
		II Housing	(1)	NA	NA	40	0.8	30	1
22	S-1 through S-17	Minor Adjustments of Property and Rights-of-way Lines				NOT	APPLICABLE		

* Not Applicable

Column A : Site Designation

Site designations are as shown on Map 2 : Proposed Land Use Plan.

Column B : Permitted Uses

Permitted Use "I" for each site corresponds to land use designations as shown on Map 2 : Proposed Land Use Plan. Permitted Uses "II" indicate those uses to which each respective site may be devoted when, in the opinion of the Authority, such may be necessary to achieve the objectives of the Urban Renewal Plan.

Column C : Minimum Setback

Minimum setback shall mean the minimum distance in feet between the disposition parcel line and the closest facade of the building at ground level. As stipulated in Column C, minimum setback requirements restrict the distance from any building or other structure to front street line, side lot line, and rear lot line, designated in Column C as "F", "S", and "R" respectively.

- (1) Along the existing line of Washington Street where a minimum setback of seventy (70) feet shall be required and along the proposed line of Warren Street and along the proposed crosstown thoroughfare where a minimum of thirty (30) feet shall be required.

Column D : Maximum Building Height

Maximum height shall mean the vertical distance in feet from the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or a given grade elevation adjoining the building line, to the highest point of the roof, excluding penthouses and roof structures.

Column E : Maximum Floor Area Ratio

Maximum floor area ratio (F.A.R.) shall mean the maximum ratio of gross floor area of a structure or group of structures to total disposition parcel area, and gross floor area shall be defined herein to exclude basements, unenclosed porches, or any floor space designed for parking motor vehicles in order to meet parking requirements contained herein.

Column F : Maximum Net Density

Maximum net density shall mean the number of living units per net acre, which includes private on-site access roads, service drives, automobile parking, play and dwelling service area.

Column G : Minimum Parking Ratio

Minimum parking ratio shall mean the minimum number of car spaces per dwelling unit or the minimum number of square feet of parking space divided by the number of square feet of gross floor area, unless otherwise indicated below:

- (1) Off-street parking spaces for institutional and public uses shall be sufficient for the parking of automobiles to meet the needs of persons employed at or making use of such structures or land uses, provided, however, that in lieu of such demonstration by the redeveloper that off-street parking facilities shall be adequate in number, location, access and arrangement to meet the operational requirements of the land and building uses proposed, one off-street parking space shall be provided for each 600 square feet of gross floor area.
- (2) Off-street parking space for public elderly housing units shall be a minimum of one automobile space for every five dwelling units or, stated otherwise, 0.2 parking spaces per dwelling unit.
- (3) Off-street parking space shall be demonstrated by the redeveloper to be adequate in number, location, access, and arrangement to meet the operational requirements of the land and building uses proposed, provided, however, that in lieu of such demonstration off-street parking space shall be provided in the ratio of one car space for every 1,000 square feet of gross floor area or one car space per two employees on the largest anticipated shift, whichever requires the larger number of car spaces.

Other building requirement provisions for all sites designated in Table A shall include:

(a) Minimum Off-Street Loading Space

Off-street loading space shall be demonstrated by the redeveloper to be adequate in number, size, location, access, and arrangement to meet the operational requirements of the land and building uses existing and proposed, provided, however, that in lieu of such demonstration off-street loading space shall be provided in the ratio of one off-street space for every 20,000 square feet or fraction thereof in excess of 10,000 square feet of gross floor area.

(b) Building Construction

All buildings shall be constructed in full compliance with all state and local laws, ordinances, codes and regulations as amended.

(c) Landscaping and Screening

All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided where needed with suitable walks and access drives properly designed and constructed. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass ground cover, shrubs, and/or trees.

(d) Signs

All signs shall be limited to simple identification of the building use or occupant including, where appropriate, continuous reflected illumination. No sign shall be flashing or animated. All signs shall be subject to design review and approval in order to ensure conformity with objectives of the Urban Renewal Plan.

(e) Other on-Site Improvements

The original construction and appearance of land, buildings and other improvements in all sites of the Project Area shall be maintained in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained.

SECTION 603 : Properties Not to be Acquired

In the event that the property now referred to as the "Bartlett Street Garage", bounded generally by Washington Street, Bartlett Street, Lambert Avenue, and Guild Street, and presently used by the Metropolitan Transit Authority for maintenance, storage, and other public transit purposes is sold, leased, transferred, or otherwise conveyed for other than its present use, the following land use and building requirements shall apply:

(a) Permitted Use : Housing, provided, however, that this property may be devoted to commercial or institutional uses when, in the opinion of the Authority, such may be necessary to achieve the objectives of the Urban Renewal Plan.

(b) Minimum Setback : 70 feet from the existing line of Washington Street.

(c) Maximum Building Height : 140 feet

(d) Maximum Floor Area Ratio : 1.0

(e) Maximum Net Density : 35

(f) Maximum Parking Ratio : 1 automobile parking space for each dwelling unit except that public elderly housing units shall have a minimum of 1 automobile parking space for every five dwelling units, or stated otherwise, 0.2 parking spaces per dwelling unit.

SECTION 604 : Interpretation

In the event of any question regarding the meaning or construction of any or all of the standards, controls or other provisions of this Plan the interpretation or construction thereof by the Authority shall be final and binding.

SECTION 605 : Duration of Controls

The provisions and requirements established in the Plan shall be maintained and in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the Boston City Council, except for Sections 1101 and 1102, which shall remain in effect for a period of one hundred (100) years from said date.

CHAPTER VII : REDEVELOPER'S OBLIGATIONS

SECTION 701 : Applicability

The provisions of this chapter shall apply upon disposition by the Boston Redevelopment Authority, to all property acquired or to be acquired by the Authority within the Project Area and shall be implemented by appropriate covenants and provisions in disposition documents.

SECTION 702 : Compliance with Plan

Redevelopment of the land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the redevelopment of land within the Project Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare redevelopment proposals which are in harmony with the Plan.

SECTION 703 : Design Review

All redevelopment proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and/or prior to the commencement of construction.

In addition to assuring compliance with the specific controls set forth in this Plan and as more specifically set forth in disposition documents, the Authority shall establish design review procedures and evaluate the quality and appropriateness of redevelopment proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

SECTION 704 : General Obligations

The Authority shall obligate redevelopers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means, subject to further provisions made by the Authority for reasonable action in the event of default or non-compliance by such redevelopers and purchasers:

(a) To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan and/or in applicable disposition documents.

(b) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of Chapter 121 of the Massachusetts General Laws, as amended:

(c) To commence, execute, and complete construction and improvements in accordance with reasonable time schedules as determined and established by the Authority:

(d) To give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and redevelopment activity, who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment:

SECTION 705 : Disposition by Redeveloper

The redeveloper shall not dispose of all or part of his interest within the Project Area without the consent of the Boston Redevelopment Authority until the full completion by the redeveloper of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the Redevelopment Proposal submitted to and approved by the Boston Redevelopment Authority on the basis of this Urban Renewal Plan; provided, however, that all or any part of such interest may be disposed of prior to full completion of such improvements upon written consent of the Boston Redevelopment Authority, which consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, if applicable, Chapter 121A of the Massachusetts General Laws, as amended.

CHAPTER VIII : REHABILITATION

SECTION 801 : Identification

Property not designated for acquisition as shown on Map 1 : Property Map shall be made to conform with the rehabilitation standards set forth in Section 808.

SECTION 802 : Applicability

All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map are to be maintained at or brought to a level which achieves a decent standard of safe and sanitary housing. All such properties shall meet the standards specified in Section 808.

Any property or building which is not maintained at or brought to conformity to said standards may be acquired by the Boston Redevelopment Authority as provided in Chapter IV.

SECTION 803 : General Objectives

The basic objectives of rehabilitation activity shall be to secure and maintain all structures and their environment in such a way as (1) to prevent the spread of blight and substandard conditions, (2) to restore deteriorating areas to sound condition, (3) to improve the quality of individual properties, and (4) to create decent, safe, and sanitary structures providing the greatest degree of amenity, convenience, usefulness and livability for the occupants thereof.

SECTION 804 : Planning and Design Objectives

- (A) Land uses shall be complementary, and shall not adversely affect each other.
- (B) Non-residential traffic generators shall not create traffic congestion or other adverse affects.
- (C) Non-conforming uses must not produce crowding, noise, odors, air pollution, glare, heat vibration, dirt, etc., and must not be detrimental to the health, safety and general welfare of the community.

- (D) The physical character of buildings shall be aesthetically pleasing and architecturally consistent with the surrounding neighborhood in order to eliminate deteriorating or blighting influences, to encourage neighborhood stability, maintenance of property, and a high type of land use. All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.
- (E) Buildings must be structurally sound.
- (F) Adequate off-street parking shall be provided.

SECTION 805 : Health Objectives

Sanitary objectives must be attained in order to eliminate conditions which cause disease or which are otherwise detrimental to the public health, safety and the general welfare of the community. To achieve this:

- (A) All facilities necessary for adequate heat, lighting, plumbing, and general sanitation must be properly installed and maintained in good working condition.
- (B) Structural and environmental conditions necessary for the provision of adequate space for occupants, and for healthy living conditions or use must be maintained.

SECTION 806 : Safety Objectives

Safety objectives must be achieved to prevent unsafe conditions causing injury to persons or damage to adjacent buildings. To achieve this:

- (A) Potential fire hazards must be eliminated.
- (B) Unsafe conditions in yards and open spaces must be eliminated.
- (C) The exterior and interior of structures and buildings and all facilities must provide maximum safety.
- (D) Satisfactory means of egress must be provided.

SECTION 807 : Additional Objectives for Non-Residential Rehabilitation

In addition to the objectives set forth in Sections 803 through 806 the following objectives shall apply to all non-residential property not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map.

- (A) Commercial, industrial, and other non-residential traffic generators shall provide adequate off-street parking and loading facilities.
- (B) Uses shall provide for the control of noxious by-products of their operations.
- (C) The physical character of buildings to remain shall be architecturally consistent with buildings in the immediate vicinity in order to eliminate deteriorating or blighting influences and to achieve an aesthetically pleasing environment, thereby encouraging neighborhood stability, maintenance of property, and maintenance of proper land uses.
- (D) All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.
- (E) Buildings shall be structurally sound.
- (F) Signs shall be integrated with the overall structural appearance and must not adversely affect the general character or appearance of the area.
- (G) Non-residential uses allowed to remain must place and maintain an appropriate landscaped or architectural screen between the commercial or industrial use and any adjoining residential use.

SECTION 808 : Rehabilitation Standards

All structures and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map shall be maintained at or made to conform to: (1) the standards of the "Regulations Establishing Minimum Standards of Fitness for Human Habitation in the City of Boston" made by the Boston Health Department on September 27, 1956, as amended; (2) the "Building Code of the City of Boston", as amended, and all other laws, ordinances, codes, and regulations governing the provision of dwelling facilities, maintenance and occupancy, and the repair, vacation, securance and/or demolition of unfit structures; (3) the City of Boston Zoning Regulations, as amended, and all laws, ordinances, codes, and regulations governing land use, lot size, building bulk, height and area, open space, building setback, off-street parking and loading, subject in all cases to provisions governing non-conforming building and site development as distinct from non-conforming

land use, and (4) all other state and local laws, ordinances, codes, and regulations relating to the maintenance, repair construction, reconstruction, use, operation, and condition of property and buildings, provided, however, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121A, Massachusetts General Laws (Ter. Ed.), as amended, and as provided under such laws, ordinances, codes and regulations. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

SECTION 809 : Inspection and Notice

The Boston Redevelopment Authority will inspect each and every property not designated for acquisition as shown on Map 1 : Property Map.

Whenever it has been found on inspection that a residential or non-residential property or structure does not meet the objectives, standards, and controls of Chapter VIII of this plan, the Authority shall within a reasonable period of time after the inspection, give notice of such non-conformance to the owner and to any person or persons other than the owner who may be responsible therefor.

Such notice shall be in writing, addressed to the owner and to any other person or persons required to be notified, at their last known address and shall be sent by certified or registered mail.

Such notice shall state why it is being issued, shall specify the respects in which the property fails to meet the objectives, standards and controls of the Plan and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If, at the end of such period, satisfactory conformance to the standards and objectives of Chapter VIII has not been achieved the Boston Redevelopment Authority may acquire the property, by eminent domain if necessary; provided, however, that the property may be acquired at any time with the consent of the owner.

SECTION 810 : Technical Assistance

Technical assistance for rehabilitation will be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards,

requirements, and methods; and for the purpose of providing guidance in planning, design, construction, financing, and execution of individual rehabilitation activities as necessary to carry out the provisions of the Urban Renewal Plan.

CHAPTER IX : ZONE DISTRICT CHANGES

SECTION 901 : Identification of Changes

Zone district changes shall be as shown on Map 3 : Proposed Zone District Changes Plan, submitted herewith as Exhibit C.

SECTION 902 : Identification of Districts

Zone districts shall be as set forth in the "City of Boston Zoning Regulations", Chapter 488, Acts of 1924, as amended.

In the event that a zoning code for the City of Boston is enacted pursuant to Chapter 565 of Acts of 1956, as amended, zone districts shall be consistent with the types of zoning controls imposed in districts as shown on Map 3 : Proposed Zone District Changes Plan.

CHAPTER X : RELATION OF PLAN TO LOCAL OBJECTIVES

SECTION 1001 : Conformity to General Plan

The Urban Renewal Plan is in conformity with the General Plan for the City of Boston, and with its Program for Community Improvements.

SECTION 1002 : Relationship to Definite Local Objectives

The Urban Renewal Plan is consistent with definite local objectives for appropriate land use, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements set forth in the General Plan for the City of Boston and in the Program for Community Improvement and is based on general planning and design objectives for the Project Area set forth in Chapter II.

CHAPTER XI : ANTI-DISCRIMINATION PROVISIONS

SECTION 1101 : Affirmative Covenant

Every agreement, lease, conveyance, or other instrument by which land in the project area is disposed of for uses which may include housing or facilities related to residential uses shall include an affirmative covenant binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon; and the Boston Redevelopment Authority will take all steps necessary to enforce such covenant and will not itself so discriminate.

SECTION 1102 : Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management or occupancy of real property with the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws (Ter. Ed.) as amended, and to all other applicable Federal, State, and local laws prohibiting discrimination or segregation by reason of race, creed, color, or national origin.

CHAPTER XII : MODIFICATION AND TERMINATION

SECTION 1201 : Modification

The Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls, or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification is consented to by the Redeveloper or Redevelopers of such part or their successors and assigns. Where proposed modifications will substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the State Division of Urban and Industrial Renewal.

SECTION 1202 : Termination

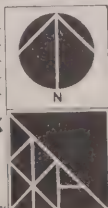
This Urban Renewal Plan shall be in full force and effect for a period of forty (40) years from the date of approval of the Plan by the City Council of the City of Boston.



----- PROJECT BOUNDARY
 ■■■■■ PROPERTY TO BE ACQUIRED

PROPERTY MAP

DESIGNED BY	L.V.J.	PLANNING
DRAWN BY	A.L.S.	CODE NO. R-213
SCALE	1" = 200'	FILE NO.
DATE	12-19-62	SHEET 1 OF EXHIBIT A



**Washington Park
 Urban Renewal
 Area R-24**

BOSTON REDEVELOPMENT AUTHORITY



SITE DESIGNATION

- A-1 to E HOUSING
- F-1 to F-8 COMMERCIAL FACILITIES
- G-1 to G-5 INDUSTRIAL FACILITIES
- H-1 to H-11 INSTITUTIONAL FACILITIES
- I-1 to I-7 PUBLIC FACILITIES
- J-1 to J-8 PUBLIC RECREATION AREAS
- K-1 to K-10 MINOR ADJUSTMENTS OF PROPERTY LINES AND RIGHTS-OF-WAY
- PROJECT BOUNDARY

PROPOSED LAND USE

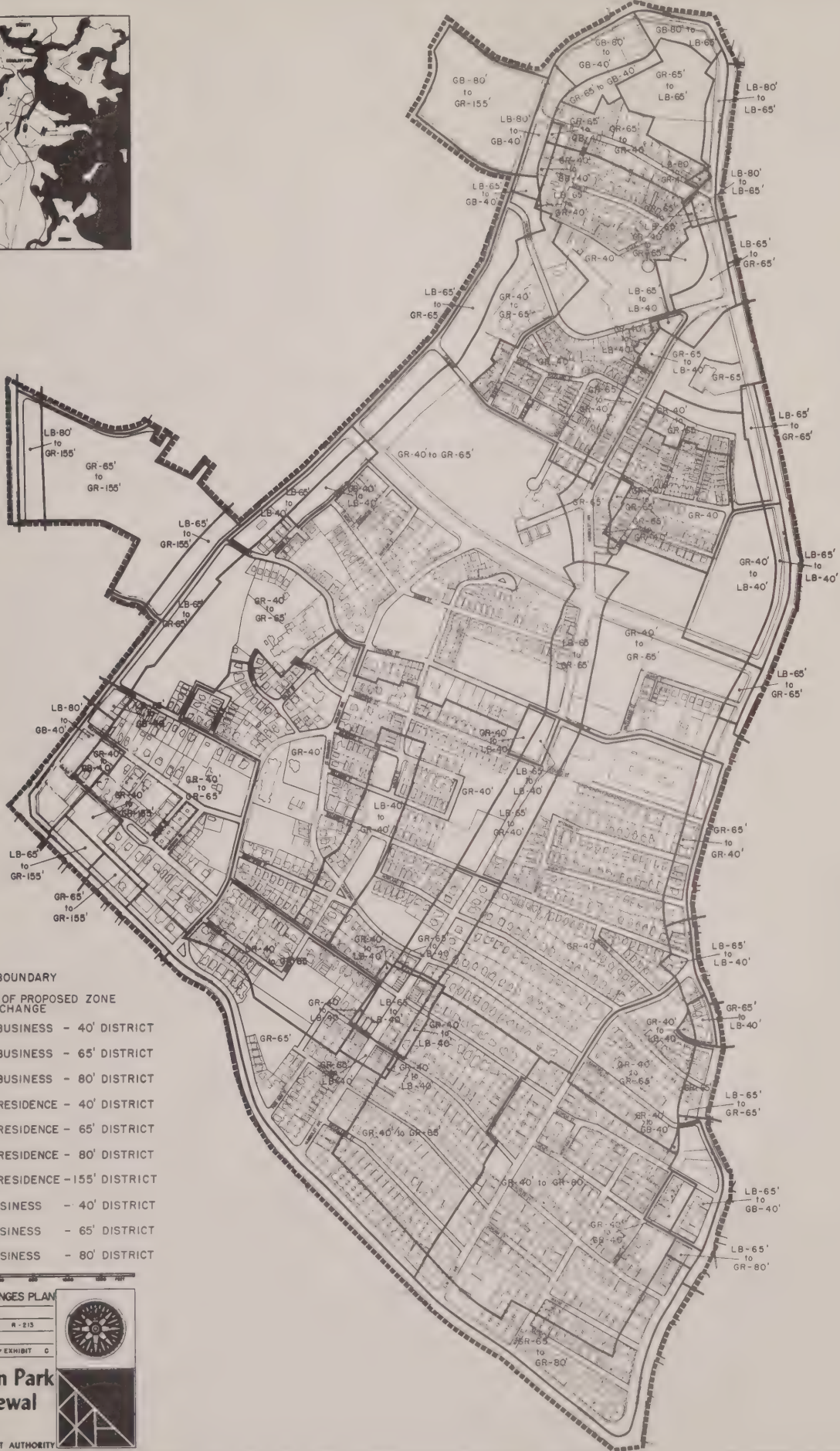
- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- INDUSTRIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE
- PREDOMINANT USE

PROPOSED LAND USE PLAN

DESIGNED BY	L. F. M.	APPROVED BY	
CHECKED BY	A. L. S.	FILE NO.	R-213
SCALE	1" = 200'	SHEET NO.	
DATE	12-19-62	SHEET 2 OF EXHIBIT B	

**Washington Park
Urban Renewal
Area R-24**

BOSTON REDEVELOPMENT AUTHORITY



- PROJECT BOUNDARY
- BOUNDARY OF PROPOSED ZONE DISTRICT CHANGE
- GB-40 GENERAL BUSINESS - 40' DISTRICT
- GB-65 GENERAL BUSINESS - 65' DISTRICT
- GB-80 GENERAL BUSINESS - 80' DISTRICT
- GR-40 GENERAL RESIDENCE - 40' DISTRICT
- GR-65 GENERAL RESIDENCE - 65' DISTRICT
- GR-80 GENERAL RESIDENCE - 80' DISTRICT
- GR-155 GENERAL RESIDENCE - 155' DISTRICT
- LB-40 LOCAL BUSINESS - 40' DISTRICT
- LB-65 LOCAL BUSINESS - 65' DISTRICT
- LB-80 LOCAL BUSINESS - 80' DISTRICT

ZONE DISTRICT CHANGES PLAN

DESIGNED BY L.V.J. E.D.L. REVIEWED BY
 CHECKED BY A.L.S. DATED 10 R-215
 SCALE 1" = 200' FILE NO.
 DATE 12-19-62 MAP 3 OF EXHIBIT C



**Washington Park
 Urban Renewal
 Area R-24**

BOSTON REDEVELOPMENT AUTHORITY

EXHIBIT B

BOSTON REDEVELOPMENT AUTHORITY

RELOCATION PROGRAM

WASHINGTON PARK URBAN RENEWAL AREA

Project No. Mass. R-24

January 14, 1963

APPLICATION FOR LOAN AND GRANT
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

BINDER NO.

WASHINGTON PARK URBAN RENEWAL AREA
BOSTON REDEVELOPMENT AUTHORITY
BOSTON, MASSACHUSETTS

SUBMISSION DATE:

RELOCATION PROGRAM

CODE NO. R-223 (1)

A. Administrative Organization

1. Identification

The Boston Redevelopment Authority will be the sole agency responsible for the relocation of all site occupants displaced from the project area.

2. Organization of Relocation Staff

The relocation staff will consist of (a) project manager; (b) family relocation officer; (c) professionally trained specialists (home finders); (f) business relocation officer; (g) business relocation assistants; (h) cashier; (i) accountant; (j) property management officer; (k) property maintenance specialists; (l) maintenance aides; (m) administrative assistant for records; (n) clerk typists.

3. Staff Functions.

The function of the relocation staff will be to (a) keep the project area families and businesses informed of their status by means of newsletters, bulletins, question and answer sheets and other publicity; (b) issue formal letters of information and notification, including notification of the availability and conditions governing relocation payments; (c) interview and register all project area families and businesses and keep records of the particular needs of each site family and business; (d) promote and compile satisfactory listings of available and standard housing vacancies; (e) inspect every dwelling vacancy listed with the Authority to determine whether or not the dwelling unit is standard or sub-standard; (f) refer vacant, standard housing units to families and individuals in line with their particular needs; (g) maintain adequate records and reports; (h) coordinate property management and site clearance operations with relocation of families, individuals and businesses; (i) work with appropriate and varied public and private agencies that provide resources to expediate satisfactory relocation.

The relocation staff will locate and inspect dwelling units and refer to families and individuals units that are decent, safe, sanitary, and standard accommodations. These units will be located in areas not generally less desirable in regard to public utilities and public and commercial facilities, and will be at prices or rents within the financial means of the families and individuals being displaced from the Project Area.

Families and individuals will be offered standard housing accommodations and may also look for suitable housing on their own initiative. All site occupants will be informed constantly of the relocation services available to them.

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by a trained housing inspector to establish the fact that the dwelling is decent, safe and sanitary and that it meets the following standards:

1. Physical Standards

a. Sanitary, heating, ventilating and lighting facilities.

Each family shall occupy a dwelling unit which shall meet the following standards and which shall have the following facilities for the exclusive use of the family.

The dwelling unit must have:

1. A kitchen sink which is in good working condition and which is properly connected to the City water and sewer system;
2. Safe and adequate cooking facilities;
3. Safe and adequate heating facilities;
4. A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to the City water and sewer system; access must be from within the dwelling unit without passing through any part of any other dwelling unit;
5. A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to the City water and sewer system; access must be from within the dwelling unit without passing through any part of any other dwelling unit;
6. Adequate rubbish storage facilities and garbage disposal facilities;
7. Adequate and properly connected water heating facilities;
8. Every kitchen sink, lavatory basin and bathtub or shower required as equipment for a standard dwelling unit shall be properly connected with both hot and cold water lines;
9. Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can be easily opened.
10. Every bathroom and water closet compartment shall be well-lighted and ventilated. Window requirements may be waived provided that there is an installed mechanical ventilation system approved by the Health Commissioner.

b. Structural Conditions

1. It shall be structurally sound, in good repair, and shall be in adequate state of maintenance.
2. Two safe, unobstructed means of egress leading to safe and open space at ground level.

c. Occupancy

1. There shall be 150 sq. ft. of floor space for the first occupant of a standard dwelling unit and at least 100 additional sq. ft. of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.
2. There shall be the following number of bedrooms for families of various sizes:

Size of Household (family)	1	2	3	4	5	6
Bedrooms per Household (family)	1	1-2	2	2-3	3	3-4
Size of Household (family)	7	8	9			
Bedrooms per Household (family)	4	4-5	5			

2. Standards for Displaced's Ability to Pay

The net monthly rental of any dwelling unit, excluding the cost of electricity and gas, but including the cost of heat and water, shall not as a general rule, exceed 25 per cent of the family's monthly income before taxes.

The ability to purchase housing shall also be related to family income. With the use of Section 221 of the National Housing Act, and taking into consideration local financing practices, property taxes, maintenance, utility and operating charges, the following relations of sales price to income are feasible in the Boston area:

<u>Sales Price</u>	<u>Required Income Level</u>
\$6,500 - 10,000	\$3,000 - 4,000
10,000 - 14,000	4,000 - 6,000
14,000 & over	6,000 & over

3. Location Standards

The dwelling unit offered for relocation housing shall be located:

- a. So that the principal worker in the family can reach his place of employment within a reasonable time and at a reasonable commuting expense.
- b. In an area which meets the family's essential needs for public and commercial facilities.

The relocation staff will consult the planning staff of the Authority to ascertain areas scheduled for future clearance in order to avoid, to the extent that an advance determination of these areas can be made, any subsequent displacement of the family. Families will be advised to check with the relocation staff as to the location of housing in relation to future renewal activities.

4. Temporary Relocation

Temporary relocation will be held to a minimum. It shall occur into a dwelling unit which:

- a. contains facilities in working order
- b. is in safe and habitable condition
- c. is sufficiently large for the family

If temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable relocation payment. Any other temporary move will be charged against the resident's maximum allowable relocation payment.

C. Proposals for Obtaining Relocation Housing

1. Arrangements made with sources of existing private and public housing for obtaining:

a. Notification of Vacancies

Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, mail carriers, utility companies, furniture moving firms, municipal departments, other governmental agencies preparing such listings, and other such agencies and informed persons.

Listings by FHA and UA acquired properties made available by local FHA and UA offices will be used as a relocation resource, and will be available in the relocation office for site occupants.

Vacant dwelling units on file first will be inspected by the relocation staff to determine that the units are standard in accordance with the Boston Housing Code, and to obtain information on size and cost of units.

Public Housing

Liaison between the Washington Park relocation staff and the Boston Housing Authority will be maintained in order to insure maximum cooperation and effective referral of site families to the Boston Housing Authority. A copy of a letter from the Chairman, Boston Housing Authority, is attached as Exhibit A.

Commissioners of the Boston Housing Authority have indicated that public low-rent housing and housing for the elderly will be available to provide for all families who are eligible for such housing and are to be displaced during the relocation period.

b. Information on size and rent of available units

Private Housing

Past experience indicates that vacancies available for relocation cover a range of size and rent levels. When the relocation staff learns of or identifies available vacancies, information on the size and rent or sales price of the dwelling units will be obtained. Rehousing specialists on the relocation staff will then inspect the units to determine whether or not they are decent, safe and sanitary, and to obtain information on size and rent of the vacant units. This information will be made available to families and individuals in accordance with their specific housing needs.

Public Housing

The dwelling units managed by the Boston Housing Authority range from one-bedroom to five-bedroom units. The turn-over and vacancy rates are highest in the two and three-bedroom units.

Monthly rent for public housing units is based upon income and family size. The minimum rent for the Federal Program (general program) is \$40.00 per month.

A copy of a letter from the Chairman, Boston Housing Authority, is attached to the Statement accompanying Form H-6122. This provides additional information on size and availability of public housing units.

c. Admission preference for referred families

Displaced eligible families will be given preference in housing units located in renewal or redevelopment areas. Such families will also be given priority for admission to public housing units.

The Special Admission Limits for public housing for families displaced by public redevelopment action are:

<u>Family Composition</u>	<u>Special Admission Limits</u> (Net Income after Exemptions)
1 - 2 persons	\$4,500 per annum
3 - 4 persons	4,750 per annum
5 - 6 persons	5,125 per annum
7 or more persons	5,500 per annum

2. Adequacy of supply of existing housing expected to become available during the displacement period

In order to estimate availability of local housing, many factors must be considered. In terms of housing supply, these factors include the rate of new construction, the conversion rate, withdrawal and demolition rates, the turn-over of existing housing, and the availability of credit.

On the demand side, pertinent factors include the total relocation needs from all governmental projects, family formation, increased real income, and other demand factors. Estimates of local housing resources, based on the above considerations, do not show any deficit of available housing to be used as relocation housing for residents during the displacement period. (See Form H-6122)

The rehousing staff will attempt to obtain maximum use of Section 221 of the National Housing Act and other sales housing programs. The staff will aid families and persons desiring and able to purchase housing to locate such housing and make applications for mortgages and FHA mortgage insurance, where appropriate.

3. Adequacy of supply of standard housing for low-income families and proposals for special rehousing problems

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families.

For minority group families and individuals proposed to be displaced, an analysis of their housing needs and available housing resources has been made. The authority staff is working with minority groups and fair housing organizations to assure proper attention to relocation and rehousing affecting these families and individuals. A demonstration grant has been made by the Urban Renewal Administration to Brandeis University under the local sponsorship of the Massachusetts State Housing Board to study and advise on rehousing situations of some of the minority group families who will be displaced.

Families and individuals with special rehousing problems, including large families and handicapped or aged families and individuals, will receive special attention from trained relocation and rehousing specialists. The implementation of the recommendations of the comprehensive relocation program prepared by Management Services Associates, Inc. of New York City, will assure the availability of community resources to aid in rehousing such families and individuals.

D. Relations with Site Occupants

1. Development of an Informational Program

The Redevelopment Authority has already developed an informational program in the project area. Many of the residents who will be displaced have been involved in group meetings in the neighborhood. At these meetings, the objectives of the urban renewal program have been outlined, existing conditions in the project area have been reviewed, renewal plans for the area have been discussed with residents, the impact of these plans in terms of required displacement of families, individuals, and business has been discussed, and relocation and rehousing proposals outlined in detail. These informational meetings will be continued as required to deal with the unique concerns of families, single persons, and business units who are to be relocated.

The informational program will include the preparation and distribution of monthly newsletters, special bulletins and other material

designed to keep residents of the project area informed of current developments in the renewal program, generally, and of the availability of relocation assistance, and the means by which relocation services will be made available.

2. Interviews with site occupants

- a. A sample survey of families and individuals whose living accommodations are to be acquired has been conducted. On or about the time of acquisition of property, interviews with all residents will be conducted and each site occupant household will be informed:
- 1) that the Redevelopment Authority has acquired the property by eminent domain on said date;
 - 2) of the reason for the acquisition;
 - 3) of the Authority's basic objectives and policies with respect to relocation;
 - 4) of the Authority's legal responsibility and obligations on relocation and services and aids available, including relocation payments;
 - 5) of the availability of FHA-acquired properties as a relocation resource and of listings of such properties at the site office;
 - 6) of the opening of a project office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;
 - 7) that they will not be required to move, except for cause, or except on a temporary basis, until given an opportunity to obtain standard housing;
 - 8) of the obligation of the family or individual to pay use and occupancy charges to the Authority and of other responsibilities and obligations;
 - 9) of the eviction policy of the Authority.

An informational booklet or statement will be given to each site occupant household at the time of taking, outlining the pertinent facts in a simple, easy-to-read fashion.

The booklet or statement will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe and sanitary housing.

3. General location and approximate business hours of the Washington Park project office

The project office will be open for relocation purposes from 9:00 A.M. to 5:00 P.M. five days a week; evening and Saturday hours will be arranged as needed.

4. Referrals to co-operating real estate firms and the Housing Authority

Site occupants will be referred to private real estate firms, landlords, builders, etc. after said housing unit has been inspected and approved by a rehousing specialist on the Rehousing staff.

5. Inspection of relocation housing

All relocation housing, except public housing and FHA and UA approved housing, will be inspected, including that of self-relocated families. If such families have moved to sub-standard housing, they will be considered as temporarily relocated and will be urged to take advantage of the resources of the Rehousing Staff in obtaining standard accommodations.

If the family declines the offer of a standard dwelling unit and relocates into a unit that does not meet code requirements, the matter will be referred to the appropriate code enforcement agency with the objective of bringing the unit into conformity with code requirements.

6. Tracing of families who have left without leaving a new address

The rehousing staff will attempt to trace families who have disappeared from the project area by using available sources for locating them; i.e., employers, school and car registrations, social agencies, telephone and utility records. When families cannot be found after a two-month period, they will be dropped from the work load.

7. Referral to social agency of families requiring assistance

Families requiring assistance of a special nature will be offered the services of qualified relocation specialists on the relocation staff. Arrangements for referring families or single persons requiring long-term assistance to appropriate social agencies and organizations are now being structured as part of the comprehensive relocation program.

8. Assistance to prospective home buyers in obtaining mortgage financing

The relocation staff will explain the FHA Section 221 mortgage insurance program, and FHA and other mortgage financing programs to prospective home buyers. All possible assistance will be given to families who desire and are able to purchase housing under these programs. Assistance will be given by the staff to families applying for mortgages and mortgage insurance through FHA.

FHA Form 3478, Certificate of Eligibility Under Section 221 of the National Housing Act, will be provided to those families who are interested in sales housing.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority

The Authority will make all possible efforts to avoid the eviction of any family from the project area. Eviction shall occur only against site families who:

- 1) are financially able to and refuse to pay use and occupancy charges to the Authority;
- 2) maintain a nuisance or use the premises for illegal purposes;
- 3) refuse without valid reason three or more referrals of suitable and approved accommodations;
- 4) are squatters in dwellings vacated by families who have been relocated;
- 5) refuse to admit a relocation interviewer.

Prior to eviction, the family will be offered all of the relocation services of the Authority. In addition, an attempt will be made to enlist the services of the appropriate community social service agency if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director or Assistant Executive Director prior to eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

F. Relocation Payments

All relocation payments will be made in accordance with the National Housing Act, as amended, and applicable Rules and Regulations issued thereunder. Detailed information and prescribed procedures with respect to the method of payment will be available at the site office.

1. Eligibility

Relocation payments will be made to families, individuals, and businesses, and other non-residential establishments in the project area who are eligible according to the above Regulations.

2. Time Limit

The claim for Relocation Payment for moving expenses or direct loss of property must be filed with the Authority by the claimant within (6) months of the time that the expense has been incurred.

3. Method of Payment

The Boston Redevelopment Authority adopts the following schedule on the method for making fixed relocation payments to individuals and families in lieu of their reasonable and necessary moving expense and for allowable direct losses.

Families and individual householders payment schedule based on actual livable rooms with furniture of the claimant is as follows:

One room	\$ 40.00
Two rooms	55.00
Three rooms	70.00
Four rooms	85.00
Five rooms	100.00
Six rooms	115.00
Seven rooms	130.00

Eight rooms	145.00
Nine rooms	160.00
Ten rooms	175.00
Eleven rooms	190.00
Twelve rooms or more	200.00
Single person--not owning furniture	5.00
Family not owning furniture	10.00

The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule, but not to exceed \$200.00, if the family being relocated so desires.

G. Services to be provided by the Authority to Individual and Business concerns

1. Individuals

The relations with individual residents occupying separate housekeeping units or rooms will be the same as with families. All relocation services will be offered, including referrals to public housing, if eligible, or to private rental housing. Relocation payments will be made to eligible individuals under the provisions set forth in Paragraph F, above.

2. Other Individuals

The relations with individual residents occupying rooming units or other such accommodations will be the same as with families and individuals occupying housekeeping units.

3. Business Concerns

Pursuant to Section 106 (f) of the Housing Act of 1949, as amended, and pursuant to said Temporary Loan Contract and pursuant to regulations issued by the Urban Renewal Commissioner of said Housing and Home Finance Agency, the Boston Redevelopment Authority may make relocation payments to eligible business concerns displaced by an urban renewal project.

The Authority will, by informational statement and other communication addressed to business concerns occupying property within the project area, notify such business concerns in conformance with the provisions of this resolution: (a) of the availability of relocation payments, and (b) where the written conditions under which relocation payments will be made are available.

a. The Authority will make relocation payments to eligible business concerns, pursuant to Section 106 (f) of the Housing Act of 1949 as amended and the rules and regulations promulgated thereunder. In order to be eligible for a relocation payment, the displacement of the site occupant must:

- (1) Be from real property within the urban renewal area, on or after the effective date; and

- (2) Be made necessary by the acquisition of such real property by the Authority.
- b. In determining eligible relocation expense, the following words shall be construed to mean:
- (1) Property. Tangible personal property, excluding fixtures, equipment and other property which under State or local law are considered real property, but including such items of real property as the site occupant may lawfully remove.
 - (2) Business Concern. A corporation, partnership, individual, or other private entity, including a nonprofit organization, engaged in some type of business, professional or institutional activity necessitating fixtures, equipment, stock in trade, or other tangible property for carrying on of the business, profession, or institution.
 - (3) Moving Expenses. Costs of dismantling, crating, insuring, transporting, reassembling, reconnecting, and reinstalling of personal property, merchandise, etc., exclusive of the cost of any additions, improvements, alterations, or other physical changes in or to any structure in connection with affecting such reassembly, reconnecting, or reinstallation.
 - (4) Actual direct losses or loss of property. Actual loss in the value of the property (exclusive of goods or other inventory kept for sale) sustained by the site occupant by reason of the disposition or abandonment of the property resulting from the site occupant's displacement from an urban renewal area. A loss resulting from damage to the property while being moved is not included.
- c. The Authority shall pay its proportionate share of administering the relocation program as part of an eligible project expenditure.
- d. The Authority reserves the right to deny a claim of an otherwise eligible business concern which has defaulted in its obligation to the Authority.
- e. Claims for relocation payments submitted by a business concern shall be supported by three estimates of moving expenses from reputable moving firms and, to the extent required, other contractors. In any cases where it is not feasible to obtain three estimates, the Authority shall maintain in its files a statement of reasons why a lesser number of estimates was accepted in support of the claim.
- f. The Authority will not pay the cost of any appraisal made to determine actual loss of property if made by or in behalf of the claimant. If the Authority expends money for such appraisal work, such expenditure shall be part of its prorata share of the project cost.
- g. Business concerns which are displaced by reason of acquisition for the project and which move on or after November 13, 1962, and prior to possession or taking shall not for that reason alone be ineligible for

relocation payment if the property from which they were displaced was part of the project area, provided that, in fact, the real property vacated is not occupied by another site occupant prior to the acquisition of title to the same by the Authority or other public body unless the latter disclaims a relocation payment.

After a site occupant eligible for a relocation payment has vacated the property occupied, no relocation payment shall thereafter be made to any part with respect to the subsequent occupancy of the same property of any part thereof.

- h. A business concern which moves beyond one hundred miles of the boundary of the city of Boston shall not obtain a relocation payment for its moving expenses in excess of the reasonable and necessary expense for moving such distance of one-hundred miles.
- i. A relocation payment shall not be made to site occupants for the purpose of a temporary on-site move, unless such temporary on-site move was made for the convenience of the Authority. In that event, the cost of the temporary move shall be considered as a property management expense, and, therefore, eligible for inclusion as a part of gross project costs.
- j. If the total of the actual moving expenses incurred on or after October 2, 1962, is greater than \$3,000, the maximum relocation payment to a business concern shall not exceed the total of the actual moving expenses, or \$25,000, whichever is less.
- k. The Authority will obtain the approval of the Housing and Home Finance Agency (HHFA) of the Federal Government before making any relocation payment in excess of \$10,000.
- l. A business concern shall give the Washington Park project office a minimum of 30 days but no more than 90 days' written notice of its intention to move and must permit the Authority, or its authorized representatives, to inspect the property to be moved. An exception to the requirement for timely notice will be made only if the Authority determines that there was reasonable cause for the failure of the business concern to give the required notice, the Authority has adequately verified the facts pertaining to the move and the requested relocation payment, and HHFA has concurred in the payment.
- m. Disbursements which are not eligible as Relocation Payments include, but are not limited to, the following:
 - (1) Disbursements made prior to the effective date
 - (2) Disbursements for any rent, for loss of good will or profit, or for any costs other than necessary moving expenses or actual direct losses of property
 - (3) Disbursements for expenses or losses for which reimbursement or compensation is otherwise made.
 - (4) Disbursements for expenses of claimant in preparing and supporting its claim.

(5) Loss resulting from damage to the property while being moved.

- n. Any business concern seeking relocation payments shall file a written claim for same on form H-6140 (attached hereto) furnished by the Authority at the Site Office. All such papers and related evidence shall become the permanent records of the Authority.
- o. A claim for relocation payment shall be submitted to the Authority within a period of six months after the moving expenses are incurred or direct losses of property are suffered.
- p. All claims shall be approved by the Washington Park Business Relocation Officer.

H. Additional State or Local Relocation Requirements

There are no additional relocation requirements specified in applicable state laws or local ordinances.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATIONESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED FAMILIES

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

Washington Park

PROJECT NUMBER

R-24

INSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD:

42 MOS.

DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	6,467	2,118	4,349
b. Estimated number to be displaced from property to be acquired by LPA	1,689	461	1,228
c. Estimated number to be displaced from property to be acquired by other public bodies	-	-	-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-	-	-

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	461	329	132	1,228	994	234
b. Eligible for federally aided public housing	366	276	90	909	810	99
c. Eligible for State or locally aided public housing (1)	68	49	19	180	146	34
d. Ineligible for public housing	95	53	42	319	184	135

III. CHARACTERISTICS OF TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED
Individuals

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	197	134	63	366	288	78
b. Eligible for federally aided public housing	125	74	51	182	132	50
c. Eligible for State or locally aided public housing (1)	29	20	9	53	42	11
d. Ineligible for public housing	72	60	12	184	156	28

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	461	411	50	1,228	978	250
b. Private rental housing	232	182	50	595	345	250
c. Private sales housing	105	105		285	285	
d. Federally aided public housing	115	115		335	335	
e. Other public housing	9	9		13	13	

(1) included in II, b., above.

PROJECT NAME	Washington Park	PROJECT NUMBER	R-24
--------------	-----------------	----------------	------

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER		NUMBER OF FAMILIES BY FAMILY SIZE 1							
	Inds	Fams	2	3	4	5	6	7	8	9 OR MORE
TOTAL	197	461	173	81	75	54	18	31	6	23
\$0 - \$49	5	3	3							
\$50 - \$99	47	18	12	2	4					
\$100 - \$149	54	59	37	9	6	5	2			
\$150 - \$199	30	79	31	16	15	5		12		
\$200 - \$249	15	51	15	4	10	15	2	3		2
\$250 - \$299	20	68	14	18	10	13	3	3	2	5
\$300 - \$349	16	52	18	7	6	6	6	3		6
\$350 - \$399	5	38	17	3	9	4		5		
\$400 - \$449	0	24	5	10		3	1	1	4	
\$450 - \$499	5	8	2				1			5
\$500 or more	0	61	19	12	15	3	3	4		5

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS					
		1 BEDROOM		2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	Inds	Fams	Inds	Fams			
	658	197	113	177	102	43	26
\$0 - \$49	8	5	1	2			
\$50 - \$99	65	47	8	8	2		
\$100 - \$149	113	54	24	24	10	1	
\$150 - \$199	109	30	22	32	13	12	
\$200 - \$249	66	15	9	15	21	4	2
\$250 - \$299	88	20	8	29	20	5	6
\$300 - \$349	68	16	13	15	11	7	6
\$350 - \$399	43	5	11	13	9	5	
\$400 - \$449	24		3	12	4	3	2
\$450 - \$499	13	5	2			1	5
\$500 or more	61		12	27	12	5	5

Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME				Washington Park							PROJECT NUMBER				R-24			
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)																		
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA																		
MONTHLY FAMILY INCOME		TOTAL NUMBER Inds. Fams.		NUMBER OF FAMILIES BY FAMILY SIZE ¹														
				2	3	4	5	6	7	8	9 OR MORE							
TOTAL		366	1228	305	235	209	162	131	75	27	84							
\$0 - \$49			61	3		2		1										
\$50 - \$99		73	28	15	8		1	2			2							
\$100 - \$149		73	53	13	21	10	8	1										
\$150 - \$199		74	104	22	24	26	12	8	2	3	7							
\$200 - \$249		33	182	41	38	33	34	16	12	4	4							
\$250 - \$299		19	163	44	37	22	12	28	7	5	8							
\$300 - \$349		44	190	50	34	27	22	18	17	7	15							
\$350 - \$399		7	150	-25-	22	31	22	24	6	2	18							
\$400 - \$449		3	132	42	14	16	-10-	-19-	7	5	19							
\$450 - \$499		14	45	11	10	14	3	3		1	3							
\$500 or more		26	175	39	27	28	38	11	24	0	8							
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED																		
MONTHLY FAMILY INCOME		TOTAL NUMBER OF FAMILIES 6 Inds.		BEDROOM REQUIREMENTS														
				1 BEDROOM Inds. Fams.		2 BEDROOMS		3 BEDROOMS		4 BEDROOMS		5 OR MORE						
TOTAL			1,594	366	231	412	333	154	98									
\$0 - \$49			6		3	1	2											
\$50 - \$99			101	73	9	14	2	1	2									
\$100 - \$149			126	73	10	28	14	1	0									
\$150 - \$199			178	74	20	39	29	8	8									
\$200 - \$249			215	33	31	65	58	22	6									
\$250 - \$299			182	19	31	61	36	24	11									
\$300 - \$349			234	44	36	61	45	30	18									
\$350 - \$399			157	7	21	41	50	19	19									
\$400 - \$449			135	3	31	34	27	18	22									
\$450 - \$499			59	14	9	18	12	2	4									
\$500 or more			201	26	30	50	58	29	8									

¹ A zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME										PROJECT NUMBER											
Washington Park										R-24											
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY																					
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES																					
TYPE OF HOUSING (1) 1-person households. (2) 2 person families.		1 BEDROOM				2 BEDROOMS				3 BEDROOMS				4 BEDROOMS				5 OR MORE BEDROOMS			
		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE						
			EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW					
PUBLIC HOUSING		(1)	(2)																		
a. Federally aided		88	35	740	300	40	2150			22	1340			10	270			8	70		
b. State or locally aided			2	180	100	4	560			2	330				70			1	10		
2. STANDARD PRIVATE RENTAL HOUSING		99	45	2305		220	97	3252	330	61	1314	330		22	596	220		7	102		
TOTAL																					
GROSS MONTHLY RENTAL	Under \$40	32	20	237		18	243			7	102			3	44				8		
	\$40 - \$49	20		249		13	240			9	81			5	45				6		
	\$50 - \$59	15	3	295		13	288			13	102			3	54			2	11		
	\$60 - \$69	16	2	387		20	381			13	144			2	70			3	11		
	\$70 - \$79	16	2	457	220	10	472			7	199			3	85				15		
	\$80 - \$89		10	487		9	500	330		5	211			3	91				17		
	\$90 and over		8	1093		14	1128			7	475	330		3	207	220		2	34		
3. STANDARD SALES HOUSING						(1)															
TOTAL						82	745			15	800			9	347			9	195		
SALES PRICE	Under \$5,000						32				40				15				10		
	\$5,000 - \$5,999						18				20				7				5		
	\$6,000 - \$6,999					2	23				20				10				5		
	\$7,000 - \$7,999					2	18				25				10				10		
	\$8,000 - \$8,999					2	18				20				10				5		
	\$9,000 - \$9,999					6	33			1	30			1	15				10		
	\$10,000 - \$11,999					21	65			3	70			3	30				20		
\$12,000 and over						49	538			11	575			5	250			9	130		

(1) includes 10 singl. person householders.

PROJECT NAME										PROJECT NUMBER											
Washington Park										R-24											
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued																					
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES																					
TYPE OF HOUSING (1) 1-person households. (2) 2pers. fams.		1 BEDROOM				2 BEDROOMS				3 BEDROOMS				4 BEDROOMS				5 OR MORE BEDROOMS			
		RE- QUIRED		TO BE AVAILABLE		RE- QUIRED		TO BE AVAILABLE		RE- QUIRED		TO BE AVAILABLE		RE- QUIRED		TO BE AVAILABLE		RE- QUIRED		TO BE AVAILABLE	
		EXIST- ING	NEW	EXIST- ING	NEW	EXIST- ING	NEW	EXIST- ING	NEW	EXIST- ING	NEW	EXIST- ING	NEW	EXIST- ING	NEW	EXIST- ING	NEW	EXIST- ING	NEW		
1. PUBLIC HOUSING																					
a. Federally aided		114	62	740	300	109	2150			94	1340			43	270			27	70		
b. State or locally aided			4	180	100	5	560			4	330				70				10		
2. STANDARD PRIVATE RENTAL HOUSING		235	77	1102	220	260	1125	330	154	464	380	72	214	220	32	43					
TOTAL																					
GROSS MONTHLY RENTAL	Under \$40	69	5	82		2	83			2	36			16				4			
	\$40 - \$49	33	2	86		17	82			10	28			2	16			2	3		
	\$50 - \$59	32	3	100		26	100			19	36			7	20			2	5		
	\$60 - \$69	22	16	135		41	131			20	52			10	26			4	5		
	\$70 - \$79	40	27	159	220	51	163			25	70			18	31			6	6		
	\$80 - \$89	11	15	170		47	176	330		25	75			11	33			6	7		
	\$90 and over	28	9	370		76	390			53	167	330		24	72	220		12	13		
3. STANDARD SALES HOUSING																					
TOTAL						(1) 142	187			82	200			39	87			39	49		
SALES PRICE	Under \$5,000						8				10			4					3		
	\$5,000 - \$5,999						5				5			2					1		
	\$6,000 - \$6,999						6				5			2					1		
	\$7,000 - \$7,999						5				6			3			2		3		
	\$8,000 - \$8,999						5				5			2					1		
	\$9,000 - \$9,999						2	8			3	8		2	4		2		3		
	\$10,000 - \$11,999						10	16			13	17		6	8		5		5		
	\$12,000 and over						130	134			66	144		31	62		30		32		

(1) includes 17 single person householders.

APPLICATION FOR LOAN AND GRANT
PART I--FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

STATEMENT ACCOMPANYING FORM H-6122 CODE NO. R-223 (2)

Estimates of housing needs and resources are submitted on Form H-6122 and are supported in the following narrative statements.

- (1) The sources from which the data has been obtained for Form H-6122 and the narrative statement are:
 - (a) for the number, size, income, tenure and eligibility for low-rent public housing:
 1. sample survey of resident families in the Washington Park Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority in the summer of 1961 and in the spring of 1962.
 11. internal records of the Boston Public Housing Authority
 111. letter from the Chairman, Boston Public Housing Authority, June 22, 1962
 - (b) for proposed rehousing:
 1. evaluation of data from field surveys as to income characteristics, bedroom requirements, preferences and ability to pay for housing
 11. related analysis of past rehousing programs under Title I operations
 - (c) for the number size, rent and price distribution of estimated housing resources:
 1. internal records and letter from Chairman, Boston Public Housing Authority
 11. U.S. Census of Housing: 1960 Volume I, States and small Areas, Massachusetts Final Report H.C. (1) 23
 111. U.S. Census of Housing: 1960 Special Reports for Local Housing Authority Series HC (sl), No. 67, Boston, Massachusetts.
 - iv. four day field survey of private housing resources in the Washington Park Urban Renewal Area; three day survey of classified ads in the Boston Sunday Globe Real Estate Section, editions of June 24, July 1, 8, and 15, 1962

- v. Appraiser's Weekly, October, 1961--September, 1962, Tabulation of turnover in sales housing in the City of Boston in one, two and three family housing units.

The proposed rehousing program is developed in the following order:

1. Rehousing in Low-rent Public Housing
2. Rehousing in Private Rental Housing
3. Rehousing in Private Sales Housing

Block VI, Sections A, B, C, and D of Form H-6122, Size by Income and Bedroom Requirements by Income indicates the following ability to pay for housing by size of unit needed for white and nonwhite families and single person householders to be displaced from all clearance tracts within the renewal area.

White Families and Single Person Householders

Ability to Pay for Housing Per Month	Individual Householders	Multi-Person Households					
	1 BR	1PR	2BRs	3BRs	4BRs	5BRs	TOTAL
\$ 0-39	121	44	50	18	7		240
40-49	20	14	21	14	7		76
50-59	14	8	16	18	4	3	63
60-69	16	6	23	16	4	5	70
70-79	14	11	13	8	6	5	57
80-89	6	11	12	10	5	1	45
90 & over	6	19	42	18	10	12	107
TOTALS	197	113	177	102	43	26	658

Non-White Families and Single Person Householders

Ability to Pay for Housing Per Month	Individual Householders	Multi-Person Households					
	1 BR	1BR	2BRs	3BRs	4BRs	5BRs	TOTAL
\$ 0-39	183	32	62	32	6	6	321
40-49	48	20	42	34	11	6	161
50-59	26	26	55	46	20	6	179
60-69	15	26	49	29	19	9	147
70-79	39	31	55	40	26	15	206
80-89	11	22	39	47	19	20	158
90 & over	44	74	110	105	53	36	422
TOTALS	366	231	412	333	154	98	1594

1. Rehousing in Low-rent Public Housing

The proposed rehousing of displaced families and single persons in public housing is based on (1) normal turnover in Federally-aided low-rent public housing, including accommodations for elderly, and (2) turnover in state-aided housing and housing for the elderly.

Families

In Block V of Form H-6122, 124 white families and 248 non-white families are proposed to be rehoused in low-rent and other public housing. This represents 27% of the white families and 28% of the non-white families to be displaced. For white families, the number proposed for rehousing in public housing is somewhat above that expressing a preference for this type of housing. However, there are a large number of elderly families among the white families to be displaced. Of the 113 two-person families, 76 (67%) are 65 years of age or older. Past experience indicates elderly persons will relocate satisfactorily into public housing despite initial preferences for private housing. For non-white families, proposed rehousing in public housing is in line with expressed preferences.

Single Person Households

Block III of Form H-6122 indicates 197 white and 366 non-white single person householders to be displaced from the Project Area. Block VI, Sections A, B, C and D, indicate income characteristics for these households, as well as for all families (two or more persons) to be displaced.

It is proposed to rehouse 88 white and 114 non-white single persons in public housing. This represents 45% of the white and 31% of the non-white single persons. Approximately 2/3rds of the white single persons and 1/3rd of the non-whites are elderly. Based on past experience, public housing, particularly housing for the elderly, is useful for the rehousing of these single persons.

The proposed public rehousing part of the Relocation Program indicates a total housing need as follows:

	Single-Person Households	Families of Two or More Persons				
<u>Units Needed</u>	<u>1 BR</u>	<u>1BR</u>	<u>2BRs</u>	<u>3BRs</u>	<u>4BRs</u>	<u>5 or more BRs</u>
White	88	37	44	24	10	9
Non-white	114	66	114	98	43	27
Total Needed	202	103	158	122	53	36
Units on Market (1)	<u>1BR</u>	<u>2BRs</u>	<u>3BRs</u>	<u>4BRs</u>	<u>5 or more BRs</u>	
	920	2710	1670	340	80	

- (1) Based on turnover for 42 month displacement period (Dec. 1962-May 1966) in existing public housing inventory, federal and state programs.

Public housing units in the existing housing inventory are available on a first priority basis to Title I-displaced families and individuals. These units are also available without regard to race, creed, color or national origin (letter from Chairman, Boston Public Housing Authority, June 22, 1962).

In addition to the public housing resources noted above and in the letter from the Chairman of the Boston Public Housing Authority, the Authority in 1962 completed four additional federally-aided developments of housing for the elderly and has one more under construction for a total of 314 new units. These were built under a 1957 allocation of 400 units.

In 1961, the Housing Authority received approval of an allocation for 1000 additional units of federally-aided and state-aided housing. Of these, there are 8 developments with a total of 538 units in the planning stage, for which development proposals have been completed, including the selection of specific sites.

The Housing Authority in December 1962 initiated action to secure the allocation of 1,000 additional units of low-cost housing.

Block VII, Sections A, 1 and B, 1 of Form H-6122, indicates the availability of 300 federally-aided and 100 state-aided one-bedroom housing units as new housing resources during the displacement period. It is proposed to construct an estimated 400 units of housing for the elderly on sites made available in the renewal area during the displacement period.

2. Rehousing in Standard Private Rental Housing

The proposed rehousing of displaced families and single persons in standard private rental housing is based on the vacancies expected to be available during the displacement period from turnover in such housing in the City of Boston.

Families

In Block V of Form H-6122, 232 white families and 595 non-white families are proposed to be rehoused into standard private rental accommodations. This represents 50% of the white families and 48% of the non-white families to be displaced, and includes families eligible for public housing on the basis of income who either will not prefer public housing or will not be eligible because of other eligibility criteria.

Single Person Households

Block VII, A., 2 and B., 2., indicates estimated housing requirements for single person households in private rental housing. It is proposed to rehouse 99 white single persons and 235 non-white single persons in private rental accommodations. This represents 50% of the white single persons and 64% of the non-white single persons and includes some persons that are tentatively eligible for public housing on the basis of income. Eligibility requirements for single persons

permit admission to public housing for those 65 years of age and over, thus restricting admission to single persons otherwise eligible.

The estimates for standard private rental housing in the City of Boston have been developed from the sources identified on pages one and two of this statement. The method for determining the availability of standard private rental housing in Boston is as follows:

1. Definition of Standard Unit

A housing unit is considered substandard by the Public Housing Administration if it is dilapidated or lacks one or more of the following facilities: flush toilet and bathtub or showers inside the structure for the exclusive use of the occupants, and hot running water. Thus standard units are either sound or deteriorating with all required plumbing facilities.

2. Total Number of Vacant Standard Rental Units

The 1960 Census of Housing lists 5,778 vacant standard rental units according to the above definition of standard. These are standard units which are actually offered for rent. Also included are units which are offered for rent or sale at the same time.

3. Gross Monthly Rent

To estimate gross monthly rent for the 5,778 standard vacant units, an effort was made to determine rents for standard-occupied rental units. The census lists all occupied rental units by rent category, such as \$40-49, \$50-59. From these, approximately 10,000 substandard units were subtracted. It was assumed that the pattern of rents for these standard occupied units would be appropriate for the 5,778 vacant standard units. For example, since 7.3% of the standard occupied units were in the under \$40 per month gross rent category, then 7.3% of 5,778 units were considered to be in the under \$40 category.

The rent category of \$80-99 per month as listed in the census was sub-divided in order to get the \$80-89 interval as required on Form H-6122. For all occupied rental units, 53.5% of the units in the \$80-99 category were placed in the \$80-89 category. For sub-standard units, the corresponding figure was 62%. The percentage was determined by drawing a smooth curve through the midpoints of the intervals on the two histograms showing the per cent in each rent category for all occupied rental units and for substandard units. The interpolation within the \$80-99 category was made along these smooth curves.

<u>Gross Monthly Rent</u>	<u>Per Cent</u>	<u>Number</u>
Under \$40	7.3	422
\$40-49	7.9	457
\$50-59	9.4	543
\$60-69	12.2	705
\$70-79	14.2	820
\$80-89	15.1	872
\$90 & over	33.9	1957

4. Size of Unit

The distribution of standard vacant rental units according to number of bedrooms was calculated in a manner similar to that described above for rents. The census lists all renter-occupied units by number of rooms.

From these were subtracted some 30,000 renter-occupied sub-standard units. The results were a distribution according to number of rooms of standard renter-occupied units only. Again the percentage distribution by size of unit for occupied standard rental units was considered to be reasonably representative of the distribution by size of unit for vacant standard rental units.

The conversion from number of rooms to number of bedrooms was made in the following manner. For all occupied rental units, the census lists both by number of rooms (1 to 8 or more) and by number of bedrooms (0, 1, 2, and 3 or more). By combining 0 and 1 into the one-bedroom category, it is possible to equate rooms and bedrooms up to 2 bedrooms. For three, four and five or more bedrooms, the relation to number of rooms was calculated according to the following table.

1 bedroom unit:	100% of 1 room units 100% of 2 room units 100% of 3 room units 20% of 4 room units
2 bedroom units:	80% of 4 room units 65% of 5 room units
3 bedroom units	35% of 5 room units 70% of 7 or more room units
4 bedroom units:	30% of 6 room units 70% of 7 or more room units
5 bedroom units:	30% of 7 or more units

5. Relationship Between Rent and Unit Size

Since the census lists rents and unit size separately, no published information is available on the distribution of unit size within particular rent categories. Therefore, to prepare the chart of standard rental vacancies by rent and room size, it was assumed that within each rent category,

the distribution of unit sizes was the same as the overall distribution of unit sizes. Necessarily, the distribution of rents within each unit size category was the same as the overall distribution of rents.

Gross Mo. Rent	No. of Bedrooms					Total	Total by Per cent
	1	2	3	4	5		
Under \$40	158	162	68	29	5	422	7.3
\$40-49	170	176	74	32	5	457	7.9
\$50-59	201	209	88	38	7	543	9.4
\$60-69	262	271	115	49	8	705	12.2
\$70-79	305	315	133	57	10	820	14.2
\$80-89	325	334	141	61	11	872	15.1
\$90-& over	729	752	317	138	23	1959	33.9
Total	2150	2219	936	404	69	5778	100.0
Total by Per-	37.2	28.4	16.2	7.0	1.2	100	
cent							

6. Correction for Public Housing

The vacancy figures thus far cited include vacancies in public housing which occurred at the time of the census, as well as units on the private rental market. According to the Boston Housing Authority, on April 1, 1960, there were 129 vacant units in public housing--12 one-bedroom, 50 two-bedroom, 59 three-bedroom, 6 four-bedroom, and 2 five-bedroom units at rents ranging from \$40-70 per month. Assuming approximately one-third of the vacancies fell within each of the three rent categories, the following table of vacancies for public housing must be subtracted from the 5778 vacant standard units.

Gross Monthly Rent	Bedrooms					Total
	1	2	3	4	5	
\$40-49	4	16	20	2	1	43
\$50-59	4	17	20	2	0	43
\$60-69	4	17	19	2	1	43
Total	12	50	59	6	2	129

7. Total Number of Vacant Standard Private Rental Units by Gross Monthly Rent and Size of Unit.

Gross Monthly Rent	Bedrooms					Total
	1	2	3	4	5	
Under \$40	158	162	68	29	5	422
\$40-49	166	160	54	30	4	414
\$50-59	197	192	68	36	7	500
\$60-69	258	254	96	47	7	662
\$70-79	305	315	133	57	10	820
\$80-89	325	334	141	61	11	872
\$90 & over	729	752	317	138	23	1959
Total	2138	2169	877	398	67	5649

8. Correction for Turnover

The vacancy figures thus far cited represent an estimate of vacancies throughout the City of Boston as determined by the U.S. Census decennial survey that is carried out in a limited period of time. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 indicate that there is turnover in the existing private housing inventory in excess of the vacancy pattern determined by one such census of housing survey.

Data on unit size and cost by census tract within Boston is not readily available. However, some data on turnover of private rental housing units in the City is available from U.S. Census Reports. During 1958-59, 33,800 units (rental and sales) were vacated and then re-occupied in Boston. In 1958-59, 27,806 rental units were vacated and then re-occupied, or approximately 13,903 rental units per year. This represents a turnover of approximately 2.4 times the total number of vacant standard private rental units tabulated in paragraph 7., above. This turnover of housing would continue each year during the total displacement period (estimated at 42 months or $3\frac{1}{2}$ years).

However, it is not feasible to assume that it is possible to capture for relocation purposes one-hundred per cent of this turnover of private rental housing in Boston. Using an estimated 20% capture rate, and based on the unit size and cost distribution tabulated in paragraph 7., above, an estimate of standard private rental vacancies potentially available for rehousing families and single persons to be displaced has been developed. These potential housing resources are compared in the following tables with rent-paying ability and bedroom needs of families and single persons proposed to be rehoused in private rental housing.

White Families and Single Person Households

		F: Families		S: Single Person Households		
Gross Rent per Month		Number of Bedrooms				
		1	2	3	4	5
Under \$49	Total Units	486	483	183	89	14
	Total in F:	20	F: 31	16	8	
	Rent Cate- S:	52				
	gory					
\$50-59	Total Units	295	288	102	54	11
	Total in F:	3	F: 13	13	3	2
	Rent Cate- S:	15				
	gory					
\$60-69	Total Units	387	381	144	70	11
	Total in F:	2	F: 20	13	2	3
	Rent Cate- S:	16				
	gory					
\$70-79	Total Units	457	472	199	85	15
	Total in F:	2	F: 10	7	3	
	Rent Cate- S:	16				
	gory					

White Families and Single Person Households

Gross Rent per Month	Number of Bedrooms					
	1	2	3	4	5	
\$80-89	Total Units	487	500	211	91	17
	Total in F:	10	F: 9	5	3	
	Rent Cate- S: gory					
\$90 & over	Total Units	1093	1128	475	207	34
	Total; in F:	8	F: 14	7	3	2
	Rent Cate- S: gory					

For the 232 white families and 99 white single persons proposed to be rehoused in standard private rental housing, these estimates for the displacement period do not indicate housing demand in excess of available resources.

Non-White Families and Single Persons

Gross Rent per Month	Number of Bedrooms					F: Families S: Single Person Households	
	1	2	3	4	5		
Under \$49	Total Units	168	165	64	32	7	
	Total in F:	7	F: 19	12	2	2	
	Rent Category	S: 102					
\$50-59	Total Units	100	100	36	20	5	
	Total in F:	3	F: 26	19	7	2	
	Rent Category	S: 32					
\$60-69	Total Units	135	131	52	26	5	
	Total in F:	16	F: 41	20	10	4	
	Rent Category	S: 22					
\$70-79	Total Units	159	163	70	31	6	
	Total in F:	40	F: 51	25	18	6	
	Rent Category	S: 27					
\$80-89	Total Units	170	176	75	33	7	
	Total in F:	15	F: 47	25	11	6	
	Rent Category	S: 11					
\$90 & over	Total Units	370	390	167	72	13	
	Total in F:	9	F: 76	53	24	12	
	Rent Category	S: 28					

For the 595 non-white families and 235 non-white single persons proposed to be rehoused in standard private rental housing, these estimates for the displacement period do not indicate housing demand in excess of available resources.

New Construction.

A total of 1100 new private housing units of 221 (d) (3) housing are proposed for the Project Area. This housing will be predominantly rental housing in one, two, three and four bedroom units.

(1) The Washington Park Project staff and other staff of the Authority is responsible for promoting this new housing construction. Staff for this purpose consists of the Project Director, Assistant Project Director, the Assistant Planning Administrator, and staff architects, lawyers and a specialist in FHA-financing.

(2) Although housing resources in the existing housing inventory are estimated to be adequate to meet relocation needs, new housing is proposed as an integral part of the rehabilitation program for the Project Area. Based on ability to pay for housing, it is estimated that 300 white and non-white families and single persons will use the housing provided through new construction during the displacement period. This new housing will include one-bedroom units renting at \$75 per month, two-bedroom units at \$85 per month, three-bedroom units at \$95 per month, and four-bedroom units at \$105 per month, under present cost estimates. This housing will be available to families and single persons required to move according to housing needs without regard to race, creed, color or national origin.

The estimated rehousing of up to 300 white and non-white families and single persons in new private 221 (d) (3) housing is based on preferences and ability to pay for rental housing of families and single persons being displaced. However, it is possible that some of those expressing a first preference for sales housing and proposed to be rehoused in it will desire the new rental accommodations instead of sales housing. In that case, additional white and non-white families and single persons totalling 392 can be accommodated in the new construction, having the ability to pay the estimated rents.

(3) For the past eight months, discussions with developers have been held with the Authority's Washington Park staff. The staff has assisted developers in the preparation of development proposals with reference to specific sites within the Project Area. In addition, the Authority has executed a contract with an architectural firm to prepare prototype housing plans for rental and sales housing within renewal areas.

(4) An estimated 190 units of 221 (d) (3) private rental housing will be available for occupancy in 1963.

(5) In accordance with regulations of the Housing and Home Financy Agency (HHFA) and/or laws of the Commonwealth of Massachusetts, site displacees have priority for occupancy of housing constructed in renewal areas without regard to race, color, creed or national origin. Developers or builders constructing new housing in the Project Area will be required to conform to all appropriate laws and regulations in this respect.

3. Rehousing in Standard Private Sales Housing

Families

The proposed rehousing of displaced families and single persons in standard private sales housing is based on vacancies expected to be available during the displacement period.

In Block V of Form H-6122, 105 white families and 285 non-white families are proposed to be rehoused into standard private sales accommodations. This represents 22% of the white families and 23% of the non-white families, and also represents an estimated increase in home ownership over the existing number of non-white families that own homes. With the aid of FHA Section 221, a larger number of families than has been estimated may ultimately purchase homes.

Single Persons

10 white single persons and 17 non-white single persons are proposed to be rehoused into standard private sales accommodations. Although many of the white single persons to be displaced presently own homes, 2/3 rds. are 65 years of age and older. Private rental housing or public housing for the elderly are proposed as the primary rehousing resources for these single persons.

The estimates of standard private sales housing in the City of Boston have been developed from the sources identified on page one and two of this statement.

The method for determining the availability of standard private sales housing in Boston is basically the same as used for standard rental housing.

1. Definition of Standard Unit--see Section 2., Rehousing in Standard Private Rental Housing.

2. Total Number of Vacant, Standard Sales Units.

The 1960 Census of Housing lists 485 vacant standard sales units for the City of Boston. This number seems small, but it must be remembered that most houses which are for sale are not vacant. In addition, a house classified by the census as a vacant unit available for sale must be for sale only. A vacant unit in a multi-family structure which is for sale is included only if that unit is intended to be occupied by the new owner and if the unit is not also for rent. The definition is quite restricted.

3. Sales Price.

To estimate price for the 485 standard vacant units, value data for all owner occupied units was used. The value data is gathered only for one family units with no business and represents the respondents estimate of how much the property would sell for in today's market. Again the information given by the census has strong limitations since the price figures will not represent two or more family homes and the sales price quoted by the respondent is not necessarily the true and final market price.

The following is a table showing percentage within each sales price category (\$5,000-\$5,999; \$6,000-\$6,999, etc.) for owner occupied units in Boston. It is assumed that the 485 standard sales units will have the same distribution by sales price as the occupied units.

Sales Price	Per Cent of Total	Number of Standard Vacant Units
1	6.1	29
2	28.2	137
3	39.7	193
4	14.4	70
5 or more	11.6	56
Total	100.0	485

Conversion from number of rooms to number of bedrooms was made according to the following table. It is based primarily on census data which lists owner occupied units both by number of rooms and by number of bedrooms.

1 bedroom:	100% of one room units 100% of 2 room units 100% of 3 room units 40% of 4 room units
2 bedrooms:	60% of 4 room units 95% of 5 room units
3 bedrooms:	5% of 5 room units 100% of 6 room units 58% of 7 room units
4 bedrooms:	42% of 7 room units 40% of 8 or more room units
5 bedrooms:	60% of 8 or more room units

5. Standard Vacant Sales Units by Price and Size

In the absence of information on the relationship between price and size of unit in Boston, it was assumed that within each size category the distribution of sales prices was the same as the overall distribution of sales prices.

Sales Price	Number of Bedrooms						Per Cent of Total
	1	2	3	4	5	Total	
Under \$5,000	2	8	12	4	4	30	6.2
\$5,000-5,999	1	5	7	2	2	17	3.5
\$6,000-6,999	1	5	7	2	2	17	3.5
\$7,000-7,999	1	6	8	3	2	20	4.1
\$8,000-8,999	1	6	8	4	2	21	4.4
\$9,000-9,999	1	6	8	3	3	21	4.4
\$10 - 11,999	4	16	23	8	7	58	12.0
\$12,000 & over	18	85	120	44	34	301	61.9
Total	29	137	193	70	56	485	100.0

(cont.)

Sales Price	Number of Bedrooms					Per Cent of Total
	1	2	3	4	5	
Per Cent of Total	6.1	28.2	39.7	14.4	11.6	100.0

6. Correction for Turnover.

The vacancy figures for sales housing thus far cited are from the same source as rental housing. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 indicate that there is turnover in sales housing in excess of the vacancy pattern determined by the census survey.

Data from the Appraiser's Weekly, listing real estate sales transactions for the City of Boston by type of unit and sales price, has been tabulated for 1962. From this turnover in sales housing in Boston, and from the unit size and cost distribution from the U.S. Census, estimates of standard sales housing available for relocation have been made, using the same rate of capture as for rental housing.

Standard private sales vacancies potentially available for rehousing families and single persons to be displaced are compared in Block VII, A and B, Form H-6122, with sales housing resources estimated to be available during the displacement period.

This analysis does not indicate deficiencies in sales housing for white or non-white families in excess of demand during the displacement period.

It has been the experience in past Title One relocation in Boston, and it may be in this Relocation Program, that some families and single persons will relocate outside the corporate limits of the City. To gain information on housing resources outside the City, a three-day telephone survey was carried out by the Boston Redevelopment Authority staff. In the survey, information was gathered as to the number of bedrooms per unit, availability of private toilet and bath, rent or sales price, heat and utilities and length of time the unit was vacant. These listings were further adjusted and reduced by applying the percentage figures of standard rental and sales units for each district. Duplicate listings were eliminated.

The results of this survey, using Sunday Real Estate Sections of the Boston Sunday Globe and Boston Sunday Herald for June 24, July 1, 8 and 15, 1962, are as follows:

Rent per Month or Comparable Cost of Sales Housing	Housing Availability in the MTA Service Area					
	1	2	3	4	5	Total
Rent: \$45-64	43	33	15	1	0	92
Sales: Up to \$7,999	9	35	18	8	0	70
Rent: \$65-84	94	88	28	3	0	213
Sales: \$8,000-9,999	12	16	14	8	5	55
Rent: \$85-104	113	80	53	4	0	250
Sales: \$10,000-12,999	5	19	26	10	8	68

(cont.)

Housing Availability in the MTA Service Area (cont.)

Rent per Month or Comparable Cost of Sales Housing	1	2	3	4	5	Total
Rent: \$105 & over	100	96	45	0	0	241
Sales: \$13,000 & over	6	24	28	15	12	85
<hr/>						
Total Rental Units:	350	297	141	8	0	796
Total Sales Units:	32	94	86	41	25	278

The number of standard housing units for rent or sale found in this survey should not be construed as a complete total of available dwellings. The survey covered the Metropolitan Transit Authority (MTA) Service Area of 14 cities and towns. This represents the inner part of the Boston Metropolitan Area. The survey included some housing areas in Boston, but excluded all of the South End and Roxbury-North Dorchester GNRP areas. As against this overlap factor, however, the MTA housing resources survey did not inventory rental apartments or sales housing units listed with brokers but not in newspaper ads, or housing units advertised in suburban newspapers only, or units for which there was no response to the telephone call or lack of cooperation in answering the survey questions.

The MTA housing resources survey indicates an availability of standard private rental and sales housing resources in one to five bedroom units and at all cost levels. This inventory will augment the housing resources in the City of Boston, which is in and of itself adequate for the Relocation Program for the Washington Park Urban Renewal Project Area.

(2) Assumptions and Conclusions as to Housing Requirements and Resources

The assumption has been made that the housing needs of the 197 white and 366 non-white single persons estimated to be displaced should be considered along with the analyses of family housing needs. It is assumed that single persons and couples, particularly the elderly, have similar rehousing needs, these being to a large extent one-bedroom apartments.

Availability of housing for minority group families is estimated from the percentage of housing units in census tracts in which 10% or more of the population is composed of minority group families.

Analysis of housing requirements and resources as presented on Form H-6122 and in this narrative statement has led to the conclusion that available public and private housing resources in the existing housing inventory are adequate to meet the housing needs of families and single persons to be displaced from this phase of the Washington Park Urban Renewal Program.

(3) Basis of Establishment of Cost-Income Ratios for Housing

Additional information on the financial capabilities of families and single persons to be displaced will be obtained when further and more detailed interviews are carried out with each site occupant during implementation of the relocation program.

In evaluating the ability of a family to rent or purchase housing, the following cost-income ratios will be used. For rental accommodations, a family will be expected to pay 22-25% of its income for gross rent. For sales housing, a family will be expected to be able to carry a purchase price of approximately $2\frac{1}{2}$ times the family income. In the application of these standards, appropriate allowances will be made for family size, composition, earning capacity, special requirements and disabilities and rehousing preferences.

(4) Nature and Volume of Competing Demands

Estimates of displacement other than for urban renewal program actions can be summarized as follows:

(a) Displacement is now taking place because of the construction of the extension to the Massachusetts Turnpike into downtown Boston. The Turnpike Authority has released data stating that 1050 families are being displaced by this road. Size and income characteristics are not available, and it is not possible to evaluate housing needs and requirements for these families.

(b) Displacement from other highway construction that might occur in the future includes the proposed Inner Belt Highway and the proposed Southwest Expressway. However, there is no definite timetable for construction of either highway. It appears unlikely that there will be any displacement caused by either road during 1963 or 1964.

(c) Displacement caused by other public improvement action is not expected to be significant. Little or no displacement is expected from the programs of the recently established Office of Neighborhood Improvement, in that the primary problem in housing areas in need of this type of program is deterioration and not overcrowding.

An estimate of competing demands for available housing as a result of other Title One activities for the projected displacement period has been made. The displacement period for the Washington Park Urban Renewal Project Area is estimated to be 42 months, beginning in December, 1962. Available information indicates that the amount of concurrent Title I displacement during this period, based on proposed rehousing programs for Charlestown, Castle Square, North Harvard and Mattapan, is as follows:

Public Housing Needs

White Families and Single Person Households

<u>Individuals</u>	<u>Families</u>				
1 BR	1 BR	2 BRs	3 BRs	4 BRs	5 BRs
80	32	66	46	11	1

Non-White Families and Single Person Households

13	4	4	3	1	3
----	---	---	---	---	---

Private Rental Housing Needs

White Families and Single Person Households

	1 BR	2 BRs	3 BRs	4BRs	5 BRs
Total	322	265	171	80	31
Under \$40	109	21	2		
\$40-49	43	23	7	3	
\$50-59	50	42	13	6	
\$60-69	32	41	49	18	3
\$70-79	31	48	46	19	6
\$80-89	21	35	13	11	6
\$90 & over	36	55	41	23	19

Non-White Families and Single Person Households

	1 BR	2 BRs	3 BRs	4 BRs	5 BRs
Total	31	87	99	43	24
Under \$5,000	2	4	7	4	1
\$5,000-5,999	3	5	9	2	3
\$6,000-6,999	6	4	10	4	2
\$7,000-7,999	4	5	11	1	2
\$8,000-8,999	6	12	8	7	2
\$9,000-9,999	4	13	15	6	7
\$10-11,999	1	19	17	7	3
\$12,000 & over	5	25	22	12	4

Non-White Families and Single Person Households.

Under \$5,000					1
\$5,000-5,999					3
\$6,000-6,999					2
\$7,000-7,999					2
\$8,000-8,999					2
\$9,000-9,999	1		1	1	7
\$10-11,999	2	1		2	3
\$12,000 and over		4	6		4
Total	3	5	7	3	24

There are adequate housing resources in the public housing inventory for these competing displacement activities. There are adequate housing resources in private rental and sales housing in the City of Boston for these competing displacement activities.

(5) Special Problems of Families and Single Person Households

For the minority group families proposed to be displaced, a careful analysis has been made to determine the number of standard units available to non-white families and single persons in accordance with their needs.

The relocation staff has been and will continue to consult and work with such organizations as the Massachusetts Commission Against Discrimination, the NAACP, Urban League and the Fair Housing Federation of Metropolitan Boston.

All families with social problems will be skillfully handled to insure their receiving the needed kinds of social services. By utilizing trained personnel, the Authority will be in a position to enable families to seize every opportunity to make a better adjustment during this period of transition.

(6) Estimates of Project Displacement of Site Occupants, Other Than Families

There are 197 white and 366 non-white single persons estimated to be displaced from clearance sections in the Project Area. The rehousing needs of these single person households has been discussed as part of the total rehousing program.

Surveys to date have indicated that there are no roomers or lodgers in clearance sections of the Project Area.

(7) Financing for Purchase of Homes by Non-White Families and Single Persons

Section 221 of the National Housing Act will be the major vehicle used to obtain mortgage financing for white and non-white families. Local lending institutions have demonstrated a willingness to accept non-white families with FHA insurance.

EXHIBIT A

BOSTON HOUSING AUTHORITY 230 Congress Street, Boston 10, Mass.

June 22, 1962

Robert F. Rowland, Director
Community Renewal Administration Division
Boston Redevelopment Authority
City Hall Annex
Boston 8, Massachusetts

Dear Mr. Rowland:

This will answer the request contained in your letter of June 12, 1962 for certain information with respect to public housing as a relocation resource. The information is supplied in the order the various points of inquiry appeared in your letter.

- (1) Number of units under management, broken down by bedroom size and racial availability:

The Housing Authority has currently under management a total of 14,003 dwelling units. The Federally-aided program consists of 10,242 units, including a recently completed development of 86 apartments designed specifically for occupancy by the elderly. The State-aided programs include 3,681 units of Veterans' housing developed under Chapter 200, and a development of 80 apartments for elderly occupancy built under Chapter 667 of the Massachusetts General Laws.

The distribution of these units according to bedroom size is as follows:

<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
3,229	5,742	3,943	914	175

Eligible families are admitted according to relative housing need regardless of race, creed, color or national origin. Approximately 15% of present occupancy is non-white.

- (2) Status of any plans for additional units, with details as to bedroom size, racial availability and estimated dates of availability for occupancy:

Five Federally-aided developments, designed for occupancy by the elderly, are under construction. These developments contain a total of 314 units, including 298 one-bedroom and 16 two-bedroom apartments.

Robert F. Rowland, Director -2-

June 22, 1962

Four of these developments, with 214 units, will become available for occupancy by July, 1962, and the fifth development of 96 units will be completed by March, 1963.

Eligible applicants will be admitted to these developments in accordance with relative housing need, regardless of race.

The Authority is also developing plans for an additional 1,000 units under the Federal program, mostly for elderly occupancy, and some 284 units under the State elderly housing program. Completion for occupancy is expected in 1963-64.

(3) Income limits for initial and continued occupancy:

a) Federal program:

<u>Number of Persons in Family</u>	<u>Maximum Income Limits in Terms of Net Family Income After Exemptions</u>		
	<u>Admission</u>		<u>Continued</u>
	<u>Regular</u>	<u>Special*</u>	<u>Occupancy</u>
1 or 2	\$3,600	\$4,500	\$4,950
3 or 4	3,800	4,750	5,225
5 or 6	4,100	5,125	5,638
7 or more	4,400	5,500	6,050

* In view of the special hardships faced by low-income families displaced by public action and in order to facilitate their rehousing, the Housing Authority has established special admission income limits for these families that are higher than for other low-income families under the Federal program.

b) State program - (Chapter 200-Veteran):

<u>Number of Minors in Family</u>	<u>Maximum Income Limits in Terms of Net Family Income</u>	
	<u>Admission</u>	<u>Continued Occupancy</u>
0	\$4,350	\$5,000
1	4,550	5,200
2	4,750	5,400
3	4,950	5,600
4	5,150	5,800
5	5,350	6,000

In the above schedule, the amount of \$200 has been added to the basic income limits as an allowance for each minor.

Robert F. Rowland, Director - 3. June 22, 1962

The \$200 allowance is also applicable for each minor in excess of five in a family.

c) State program - (Chapter 667 - Elderly):

<u>Number of Persons in Family</u>	<u>Maximum Income Limits in Terms of Net Family Income</u>	
	<u>Admission</u>	<u>Continued Occupancy</u>
1	\$ 2,500	\$ 3,125
2	3,000	3,750

Net Income for eligibility purposes means total gross family income from all sources to all members of the family including children, less certain deductions such as, amounts taken out of earnings for social security or other pension benefits. An exemption of \$100 in the Federal program, and \$200 in the State program (Chapter 200), is allowed for each minor member of a family. Further exemptions are allowed in connection with disability or death benefits for military service.

(4) Minimum rent charge:

The rental charges in public housing are related to the income of each tenant. Minimum rent charges, however, have been established as follows:

Regular minimum rent (all bedroom sizes):

a) Federal program:

General program	\$40.00
Elderly program	45.00

b) State-Chapter 200-Veteran 50.00

c) State-Chapter 667-Elderly 57.00

Special minimum rent for tenants receiving Old Age Assistance, Disability Assistance and Aid to Dependent Children allowances from Welfare Department:

1 or 2 bedrooms \$47.00

3 or more bedrooms 55.00

These minimum rents are gross rental charges and include the cost of heat, continuous hot water, electricity for lighting and electricity or gas for cooking and refrigeration.

Robert F. Rowland, Director -4- June 22, 1962

- (5) Priority of admission preference to be given to Title I project displacees, and estimated number of units to be available to them, broken down by bedroom size and racial availability:

Families which are to be displaced by any public slum clearance, redevelopment, or urban renewal project, or which were so displaced within three years prior to applying for admission to public housing are given first preference in admission, along with families displaced by a low-rent public housing project, or through action of a public body or court in the enforcement of housing standards or the demolition, applicable to families required to move because they cannot afford the increased rent caused by improvement of a dwelling unit to bring it into compliance with housing standards.

During 1961, a total of 1,616 public housing apartments were vacated. This represents an annual turnover rate of 12.0 per cent. On the basis of this rate of turnover and recent experience regarding the size distribution of units vacated, the following availability in the low-rent program in operation is estimated for a 12-month period:

<u>Number of bedrooms:</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
<u>Number of units:</u>	263	806	477	97	23

The availability of additional units currently under construction and under planning was previously indicated in section (2).

As stated before, all units are available to eligible families on the basis of relative housing need without regard to race.

- (6) Admission requirements other than those related to income and family composition:

Federal program:

The Housing Authority admits as tenants to Federally-aided housing families who meet the following requirements:

- a) families whose net income comes within the maximum income limit;
- b) families consisting of two or more related persons, except for individuals 65 years of age and over;

Robert F. Rowland, Director -5-

June 22, 1962

- c) families in need of housing who are living in unsafe, unsanitary, overcrowded, or otherwise substandard housing, or who are being displaced by slum clearance, public housing, etc., or are without housing through no fault of their own;
- d) families meeting statutory citizenship requirements; and
- e) families who have been residents of the City of Boston for at least 3 years. This administrative requirement has been waived for displaced families on an individual case basis.

State program:

Occupancy in State-aided (Chapter 200) housing is restricted to families of veterans of two or more persons, excepting that when units are available for which there are no eligible families, individual veterans over fifty years of age or non-veterans over sixty-five years of age may be admitted. Other admission requirements are the same as indicated for the Federal program.

Should you desire further information in this regard, or an answer in greater depth to the various questions posed in your letter, advise us and we will be pleased to comply.

Very truly yours,

Edward D. Hassan
Chairman

Address Communications to Authority

